

COUNCIL CORRESPONDENCE UPDATE TO JULY 28, 2021 (8:30 a.m.)

Referred for Action

- (1) July 22, 2021, regarding “North Shore has no blood donation centre” (Referred for consideration and response)**
- (2) July 23, 2021, regarding “Public Hearing - Neighbourhood Character Working Group” (Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5135, 2021; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5122, 2021) (Referred to the July 27, 2021 public hearing) (Referred for consideration and response)**
- (3) July 23, 2021, regarding “Gas powered leaf blowers” (Referred for consideration and response)**
- (4) July 26, 2021, regarding “Arts Centre” (Proposed Arts & Culture Facility) (Referred for consideration and response)**
- (5) July 27, 2021, regarding “Proposed Implementation of the Neighbourhood Character Working Group’s Recommendations - Resident Questions” (Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5135, 2021; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5122, 2021) (Referred to the July 27, 2021 public hearing) (Referred for consideration and response)**

Referred for Action from Other Governments and Government Agencies

No items.

Received for Information

- (6) Committee and Board Meeting Minutes – Memorial Library Board meeting June 16, 2021; and Board of Variance hearing June 23, 2021**
- (7) 4 submissions, July 20 and 24, 2021, regarding Preliminary Development Proposal for 6404 Wellington Avenue and 6403-6407 Nelson Avenue (Tantalus Gardens)**
- (8) 42 submissions, July 22-27, 2021, regarding Proposed Arts & Culture Facility**
- (9) Urban Tree Alliance, July 22, 2021, regarding “Re: FW: Council correspondence - week ending July 14, 2021” (Proposed Mail Out Regarding Trees)**
- (10) July 22, 2021, regarding “2195 Gordon”**
- (11) July 22, 2021, regarding “The Week Ahead” (July 26, 2021 Regular Council Meeting Agenda)**
- (12) 2 submissions, July 22, 2021, regarding Proposed: Council Code of Conduct Bylaw No. 5112, 2021; and Respectful Communication Bylaw No. 5141, 2021**
- (13) 5 submissions, July 22-26, 2021, regarding Navy Jack House**
- (14) 2 submissions, July 22 and 23, 2021, regarding Non-Medical Cannabis Retail**
- (15) July 23, 2021, regarding “Upcoming Harmony Arts Festival (letter to West Van Museum upon receipt of flyer)”**

- (16) July 23, 2021, regarding “Navy Jack House and Arts Centre”**
- (17) 6 submissions, July 24-27, 2021, regarding Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5135, 2021; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5122, 2021 (Implementation of the Neighbourhood Character Working Group’s Recommendations) (Referred to the July 27, 2021 public hearing)**
- (18) July 25, 2021, regarding “Laneway housing FSR restrictions”**
- (19) July 26, 2021, regarding “Glenmore Drive duplex proposal” (Proposed: Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5132, 2021; and Development Permit 21-065) (Referred to the September 13, 2021 public hearing)**
- (20) West Vancouver Chamber of Commerce, July 27, 2021, regarding Resource Guide for Small Business Resiliency**

Received for Information from Other Governments and Government Agencies

- (21) P. Weiler, M.P. (West Vancouver-Sunshine Coast-Sea to Sky Country), July 22, 2021, regarding “Letter from MP Patrick Weiler - Launch of the new Jobs and Growth Fund”**

Responses to Correspondence

- (22) Director of Legislative Services, July 22, 2021, response regarding “Re Proposed Respectful Communications Bylaw”**
- (23) Director of Engineering & Transportation Services, July 23, 2021, response regarding “Excessive motor car and motor cycle noise Taylor Way”**

From: [REDACTED] s. 22(1)
Sent: Thursday, July 22, 2021 9:17 AM
To: MayorandCouncil
Subject: North Shore has no blood donation centre

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hi,

West Vancouver can be a bit slow on change. That can be a good thing.

With the current situation being what it is in Canada, a huge need for blood donors.

Even our local Fire Department was surprised to learn that there is NOT a centre on the North Shore to donate blood or plasma. I'm up for providing, I'm just working full time, catching up on weekends. Going downtown or to other municipalities isn't hot right now.

Any hope of West Vancouver getting its game face on for this?

Sooner rather than later? How about putting it on the agenda for the next meeting.

Regards,

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Friday, July 23, 2021 3:31 PM
To: MayorandCouncil
Subject: Public Hearing - Neighbourhood Character Working Group

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I would like to thank the members of the Neighbourhood Working Group for their time and energy in putting together this document.

I live in the Ambleside neighbourhood which has the smaller single family and duplex zone lots. My concern is that the report (p. 18, bullet 4) states that, "a coach house bonus smaller than 800 sq. ft. might be more appropriate for lots smaller than 5000 sq. ft. I am seeking clarification on what that might look like?

As you will recall, in October 2020, there was a public hearing for a proposed Rezoning of 1186 Duchess Avenue to add a Coach House to the existing property which is 4,026.77 sq. ft. The proposal included a Coach House of 796 sq. ft with a full basement of 500 sq. ft. (which is not included in the floor area total as it meets the requirements on the grade formula) for a total of 1296 sq. ft. of living space. The current Floor Area Ratio allowed in this area is .50 and this proposal was requesting a variance to move to .70 FAR. With the exception of Councillor Thompson, all Council members voted in favour of this application. The prevailing thought was that this was proposal was no larger than an existing garage.

While I am not opposed to Coach Houses, I do think they need to be in scale to the size of the lot and the existing structures. The density in our neighbourhood is already greater than most other residential areas in West Vancouver with a mix of legal and illegal rental suites. For this reason, I would like clarity about what the bonus for lots under 5000 sq. ft.?

Thank you,

[REDACTED] s. 22(1)

West Vancouver, BC

Sent from my iPad

From: [REDACTED] s. 22(1)
Sent: Friday, July 23, 2021 5:36 PM
To: MayorandCouncil
Subject: Gas powered leaf blowers

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council:

I understand that this problem has been brought to your attention previously by other West Vancouver residents and I am wondering if anything can be done about these unnecessary disturbances.

I live in an [REDACTED] s. 22(1) building on a [REDACTED] s.22(1) near Marine Drive. There is a high-rise to the west and two large high-rises across the street, one at each end of the block. Each building either has a Building Manager or a Landscaping Company that performs their gardening tasks. Unfortunately for the residents, each building does it on a different day. It can happen 2 or 3 times a week. Once again for over 2 hours this morning it was impossible to open our balcony doors or windows, something that is our basic right especially during spring and summer. Hundreds of residents are disturbed unnecessarily.

Why are these noisy monsters even being used during these seasons? I am curious if you or anyone knows a particular tree that drops its leaves between April and September? Because I certainly don't. I have watched the operators of this type of equipment as they spend hours blowing blades of grass and the odd flower petals around, there are absolutely no leaves on the ground.

Can something be done to allow the Landscaping Companies and building managers to use them on certain days of the week? That way we would cut down on the number of days of their use. Or can these offensive noise makers be banned altogether at least during the spring and summer months?

I thank you for your consideration in this matter

[REDACTED] s. 22(1)

West Vancouver [REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, July 26, 2021 9:49 AM
To: MayorandCouncil; Mary-Ann Booth; Craig Cameron; Peter Lambur; Bill Soprovich; Sharon Thompson; Marcus Wong
Subject: Arts Centre

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Councillors of West Vancouver,

I am writing today in regards to the proposed Arts Centre at Ambleside Park.

I am not in favor of this location! Leave our Ambleside Park alone!

Ambleside Park is not a valid site to be chosen for the Arts Centre. I do not feel there is any need for the Arts Centre at all. We have a jewel in the form of a park that has people enjoying the beach, playground, skateboard park, playing tennis/pickleball, walkers, joggers, water sports like SUP & kayaking, volleyball, biking along the Spirit Trail, the Farmer's market once per week, golf, exercise area, dog park, soccer and restaurant. These are a LOT of things already in the park. We do not need a building here!

I live just up the road from this area, and walk there regularly, biking on the bike path, kayaking and occasionally eating at the restaurant. Others I know also do these things. The traffic is always busy. 13th and Marine is a hazard to cross, dangerous to ride bikes through and noisy. The Arts Centre will only increase this, as people will not be coming by transit. This is a given based on the number of times flaggers have been there to stop cars as the lot is full. We walk there most days.

People using the park will not want to park underground. Underground parking is not conducive to using the park as it is meant to be used. People leave things in their cars, and sometimes make many trips to their cars to unload/load. Imagine taking your tired child and all the toys, blankets, food, etc in several trips underground.

We already have great arts facilities. We have the Kay Meek, the Rec. Centre, the Ferry Building plus the other old homes on Argyle and the Museum.

I saw something written by someone from the Arts Advisory Group in a letter to the editor in a North Shore News a few weeks ago. There was a reference that Klee Wyck is not suitable and that Keith Road residents (or other residents) would not like it because of the traffic increase. Well, I know all of the Ambleside residents we have spoken to do not like it in Ambleside Park either. This also includes those that do not live in Ambleside, but in other areas of West Vancouver. Klee Wyck can be accessed not only by Keith Road, but also Inglewood and down, with the last section going left on Keith Road. So, if Klee Wyck was not considered due to those residents concerns re traffic, then why Ambleside Park?

An Arts Centre will be an expensive undertaking with only a small portion being offset by closing other facilities. How busy were these facilities prior to Covid? Probably not that busy, based on our own &

others observations on walking past the museum and other facilities. How busy is Polygon in North Vancouver and the Art Gallery in Vancouver? All prior to Covid of course. I ride past Polygon at the waterfront in North Vancouver often and have for many years. I have seen about 2 people in it in total (ever), over many bike rides over the years. We do not need to spend more money just because it is sitting there. Our property taxes are high, always increasing. If there is so much money to spend, then lower our property taxes for residents. Give back to the residents who pay taxes.

Could it be that people that completed the survey and want the Arts Centre in Ambleside are non West Vancouver residents/tax payers. I would love to know the exact numbers. The survey was not well put together. Nothing was sent to my home regarding this. There was an email notice for the survey that we received and only because we have set up an account for other West Vancouver surveys. Imagine if I hadn't seen that. This survey was not sent to all West Vancouver residents! Should it not have been done? The people of West Vancouver should have a say on how their tax dollars are spent. If Covid has taught us anything, we need to keep money aside for a rainy day and keep our parks for use as outdoor recreation only! Again, if there is money just hanging around, lower the taxes and give resident taxpayers a refund.

Please leave Ambleside Park and the tennis courts out of any Art Centre considerations. They are wonderful the way they are. We do not need another large building there with all of the negative issues that go along with it.

As a long time West Vancouver resident that lives in Ambleside and use the Park every day, we are NOT in support of a building in either of the proposed sites.

I respectfully request a confirmation that you have received and read this email.

Thanks in advance,

s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Tuesday, July 27, 2021 5:31 PM
To: MayorandCouncil
Subject: Proposed Implementation of the Neighbourhood Character Working Group's Recommendations - Resident Questions

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hello,

I am very new to this process and not sure what impact I can have. I am sending this in case while past noon today it can be of use to voice possible concerns.

I have participated in a number of the meetings in this process so far. The main concern I raised at the time was what was being done to consider the impact of higher density in terms of increased vehicle traffic and potential increases in property crime (when I moved from [REDACTED] s. 22(1) and my ICBC insurance actually went down moving to West Van due to lower crime). When I inquired, I was told these items were not in the scope of the study which I believe they should have been as those would both in my opinion have a certain impact on neighbourhood character.

I have also already noticed since moving here [REDACTED] s. 22(1) years ago that there is a much greater increase already in traffic on 13th as a result of drivers bypassing Marine between 13th and 15th to travel between 13th and Marine to Mathers and 15th. I am very concerned we will continue to see much more of this and would like information on what the District is doing to discourage these 'rat runner' drivers turning our quiet and safe streets into dangerous, noisy, and polluted side streets. Part of the character of this neighbourhood and why we moved 'out of the city' was to have a quieter and more natural home setting.

We in fact bought a peaceful, beautifully landscaped yard with mature gardens that is now threatened by excessive automobile traffic noise.

My last question is regarding [REDACTED] s. 22(1) having a small creek which is protected from having structures built near it. I do not recall seeing how this would be handled with the proposed reduced changes in allowable building size, that can only be increased through the addition of a suite or laneway home, when I am not even allowed to build a garage. Will there be some sort of exception process to not have the primary building size allowance reduced to the new standard without being able to build a laneway home?

Thank you

[REDACTED] s. 22(1)



WEST VANCOUVER MEMORIAL LIBRARY BOARD

**MINUTES
For the meeting of
June 16, 2021
Via Zoom Conference**

Present: A. Nimmons [Chair], P. Cottier, N. Gambioli, C. Garton, A. Krawczyk, R. Shimoda, J. Sidhu, J. Stirk, N. Sunderji, T. Wachmann, F. Zhu

Guest: Mayor Mary-Ann Booth

Staff: S. Hall, L. Breen, S. Felkar, S. Gill, S. Barton-Bridges

1. Call to Order

The meeting was called to order at 7:04 p.m.

2. Approval of Agenda

S. Hall requested the addition of b) Hours under item 6. Director.

Moved by: J. Sidhu

Seconded by: R. Shimoda

THAT the Agenda be approved as amended.

CARRIED

3. Approval of the Consent Agenda

Moved by: F. Zhu

Seconded by: N. Sunderji

THAT the Consent Agenda be approved as circulated.

CARRIED

4. Business Arising from Minutes

None

5. Mayor Booth

The Mayor commented that it has been a busy few years with COVID and now she is trying to personally connect with all the Committees. She wanted to honour the work the Library Board has been doing and thanked them for inviting her to the meeting. The Mayor spoke about how reliant the community is on our services and how responsive the Library was to the changing environment. N. Gambioli also noted that two of the 2021 Community Award recipients were Board Trustees C. Garton and F. Zhu.

The Chair reviewed the Library's Strategic Framework and highlighted the accomplishments over the last year. Upcoming initiatives include a space planning exercise and structural review with a view to best meeting community needs.

S. Hall expressed her appreciation of the support for the Library from the Mayor, Council and the District staff over a challenging year.

The Chair asked the Trustees and staff to introduce themselves and provide a brief background on their experience.

6. Director

a) Update

Report attached.

b) Hours

Based on available budget to the end of the year, S. Hall has proposed extending the open hours after September 7 when the Library returns to 7-day service as follows:

Monday – Thursday	10 a.m. to 8 p.m.
Friday	10 a.m. to 6 p.m.
Saturday/ Sunday	10 a.m. to 5 p.m.

These hours would be in effect until the end of the year and re-visited for 2022.

Moved by: A. Krawczyk
Seconded by: C. Garton

THAT the WVML Board approve extending the hours open as presented from September 7, 2021 to December 31, 2021.

CARRIED

7. Governance

No update.

8. Strategy

No update.

9. Finance

a) Coffee Shop Revenue

Moved by: R. Shimoda
Seconded by: P. Cottier

THAT the WVML Board approve basing the rent for the Caffeination Coffee Shop on 10% of monthly gross sales, net of taxes, for the period of June to August 2021.

CARRIED

b) 2021 Library Amended Funding Distribution Request to the Foundation

Moved by: R. Shimoda
Seconded by: J. Stirk

1. THAT the WVML Board approve the submission of the Library's 2021 amended funding distribution request for a total of \$393,736, subject to the consent of the Foundation.
2. THAT the WVML Board approve the receipt and expenditure of the amended funding from the Library Foundation in the amount of \$393,736 provided that the Library Foundation consents to the distribution.

CARRIED

10. Infrastructure

S. Gill advised that there were three space planning consultants shortlisted who moved on to the RFP phase. The deadline for submission is June 17 and he expects that a decision will be made by June 30 with a possible start at the end of July.

11. Engagement Committee

At the Committee meeting in May, T. Matsuzaki made a presentation on Social Inclusion. She talked about the challenges and barriers in the community. The staff working group identified the following as some of the ways to promote inclusion.

- Staff cross-cultural training
- Expand volunteer opportunities
- Inclusion and accessibility in space planning
- Increase non-English communications and programs

J. Stirk added that as the demographics change, it is important for the Board to have some training to gain a better understanding. The main question being 'what is the role of the Library in the community?' She is considering an in-person training session for the Trustees in the fall.

12. Council Update

N. Gambioli advised that Council is working on the Strategic Plan. She also reported on the Arts & Culture facility survey, with report anticipated in July, Navy Jack House, e-bike sharing, a cycling event similar to Cyclovia, changes to rules around alcohol in some public spaces, cannabis stores, and the development at 2195 Gordon Avenue.

13. New Business

None

14. Date of Next Meeting

Wednesday, July 21, 2021, 7:00 p.m.

15. Adjournment

Mayor Booth commented that she appreciated hearing the Board's discussion and again thanked them for inviting her to the meeting.

Moved by: R. Shimoda
Seconded by: T. Wachmann

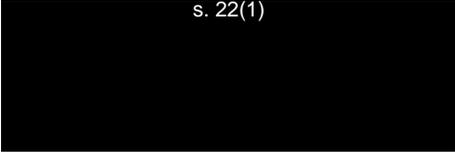
THAT the meeting be adjourned.

CARRIED

The meeting was adjourned at 8:36 p.m.

All documents distributed at the meeting are available for perusal upon request.

s. 22(1)



Alastair Nimmons
Chair, West Vancouver Memorial Library Board

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
BOARD OF VARIANCE HEARING MINUTES
MUNICIPAL HALL RAVEN ROOM
WEDNESDAY, JUNE 23, 2021**

BOARD MEMBERS: Chair L. Radage and Members I. Davis, S. Sanguinetti, D. Simmons, and R. Yaworsky attended the hearing via electronic communication facilities.

STAFF: P. Cuk, Board Secretary; and T. Yee, Building Inspector. T. Azuma, Committee/Policy Coordinator, attended the hearing via electronic communication facilities.

1. Call to Order

The hearing was called to order at 5:02 p.m.

Staff informed: that the hearing will be conducted via electronic communication facilities, pursuant to Ministerial Order 192; and that the District of West Vancouver has enabled public participation at Board of Variance hearings to ensure openness, transparency, accessibility and accountability via the use of electronic communication facilities (video-conferencing software and telephone).

2. Introduction

Staff introduced the Board Members and described the hearing procedure.

3. Confirmation of the Agenda

It was Moved and Seconded:

THAT the June 23, 2021 Board of Variance hearing agenda be approved as circulated.

CARRIED

Member Sanguinetti absent at the vote

4. Adoption of the May 26, 2021 Minutes

Chair Radage referred to the minutes of the Board of Variance hearing held on May 26, 2021. Staff responded to a Board member's question and provided procedural information.

It was Moved and Seconded:

THAT the May 26, 2021 Board of Variance hearing minutes be adopted as circulated.

CARRIED

Member Sanguinetti absent at the vote

5. Time Limit of Board of Variance Orders

Chair Radage read out the following statement regarding Time Limit of Order Approving a Variance and noted that the time limit applied to each application approved by the Board:

"Pursuant to section 542 of the *Local Government Act*, if a Board of Variance orders that a minor variance be permitted from the requirements of the bylaw, and the Order sets a time limit within which the construction of the building or structure must be completed, and the construction is not completed within that time, the permission of the Board terminates and the bylaw applies. Orders of this Board of Variance that permit a variance specify that: if construction is not substantially started within 6 months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner."

6. Application 21-015 (2867 Marine Drive)

Staff confirmed the following requested variances regarding a proposed private hydro meter (accessory structure):

- a) 2.15 m to Minimum Side Yard Setback
- b) 2.5 m to Distance Between Principal and Accessory Structure.

Staff informed that no written submissions were received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
None.		

Staff provided permit history of the subject property.

Member Sanguinetti entered the hearing at 5:10 p.m. via electronic communication facilities.

E. Umanets (Eurohouse Construction Inc., representing the owner of 2867 Marine Drive) described the variance application for a proposed private hydro meter (accessory structure). Staff responded to a Board member's question.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated May 15, 2021, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of E. Umanets:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 21-015 regarding a proposed private hydro meter (accessory structure) at 2867 Marine Drive with variances of:

- 2.15 m to Minimum Side Yard Setback
- 2.5 m to Distance Between Principal and Accessory Structure

BE ALLOWED pursuant to the plans dated May 10, 2021 submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the

permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

7. Application 21-016 (6526 Wellington Place)

Staff confirmed the following requested variance regarding a proposed power pole (accessory structure):

a) 3.62 m to Accessory Building Height.

Staff informed that Application 21-016 (6526 Wellington Place) was withdrawn by the applicant on June 23, 2021.

8. Application 21-017 (6981 Hycroft Road)

Staff confirmed the following requested variances regarding proposed retaining walls:

a) 1.7 m to Retaining Wall Height at Finished Grade

b) 0.29 m to Spacing of Parallel Retaining Walls

c) 3.75 ft (1.14 m) to Grade Line from Northeast Side Property Line.

Staff informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 20, 2021	1

Staff provided permit history of the subject property.

D. Battersby (Battersby Howat Architects Inc., representing the owner of 6981 Hycroft Road) displayed images, described the variance application for proposed retaining walls, and responded to Board members' questions.

Chair Radage queried whether anyone had signed up to address the Board regarding the subject application.

N. Ghoarashi (address not provided) informed that she joined the hearing in order to view the building plans but had no comment regarding the application.

S. Liao (118 Stevens Drive; and Owner, 6985 Islevue Road) spoke in opposition to the requested variances and commented regarding views and property values.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated May 21, 2021, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of D. Battersby, N. Ghoarashi, and S. Liao:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 21-017 regarding proposed retaining walls at 6981 Hycroft Road with variances of:

- 1.7 m to Retaining Wall Height at Finished Grade
- 0.29 m to Spacing of Parallel Retaining Walls
- 3.75 ft (1.14 m) to Grade Line from Northeast Side Property Line

BE ALLOWED pursuant to the plans dated February 26, 2021 submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

9. Application 21-018 (2909 Mathers Avenue)

Staff confirmed the following requested variances regarding a proposed power pole (accessory structure):

- a) 7.98 m to Front Yard Setback
- b) 1.64 m to Minimum Side Yard Setback
- c) 2.09 m to Accessory Building Height.

Staff provided permit history of the subject property and responded to a Board member's questions.

Staff informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 22, 2021	1

B. Jarvis (2909 Mathers Avenue) described the variance application for a proposed power pole (accessory structure). Staff and B. Jarvis responded to Board members' questions.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated May 21, 2021, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of B. Jarvis:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 21-018 regarding a proposed power pole (accessory structure) at 2909 Mathers Avenue with variances of:

- 7.98 m to Front Yard Setback
- 1.64 m to Minimum Side Yard Setback
- 2.09 m to Accessory Building Height

BE ALLOWED pursuant to the plans dated April 29, 2021 submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

10. Application 21-019 (7185 Cliff Road)

Staff confirmed the following requested variances regarding a proposed single family dwelling:

- a) 0.79 m to Building Height
- b) 67% to Highest Building Face Exemption.

Staff informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 15, 2021	1
Redacted	June 23, 2021	2
Redacted	June 23, 2021	3

Staff provided permit history of the subject property.

D. Battersby (Battersby Howat Architects Inc., representing the owner of 7185 Cliff Road), displayed images, described the variance application for a proposed single family dwelling, and responded to a Board member's question.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated May 25, 2021, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of D. Battersby:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 21-019 regarding a proposed single family dwelling at 7185 Cliff Road with variances of:

- 0.79 m to Building Height
- 67% to Highest Building Face Exemption

BE ALLOWED pursuant to the plans dated April 26, 2021 submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

11. Application 21-020 (980 Aubeneau Crescent)

Staff confirmed the following requested variance regarding a proposed single family dwelling:

- a) 3.83 m to Front Yard Setback (East Yard).

Staff informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	May 18, 2021	1
Redacted	May 20, 2021	2

Staff provided permit history of the subject property.

G. Hlynsky and K. Hlynsky (Hlynsky Davis Architects Inc., representing the owner of 980 Aubeneau Crescent), and J. Touhey and L. Pretty (980 Aubeneau Crescent) displayed images and described the variance application for a proposed single family dwelling.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated May 25, 2021, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of G. Hlynsky, K. Hlynsky, J. Touhey, and L. Pretty:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 21-020 regarding a proposed single family dwelling at 980 Aubeneau Crescent with a variance of:

- 3.83 m to Front Yard Setback (East Yard)

BE ALLOWED pursuant to the plans dated April 29 and May 25 submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is

not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

12. Application 21-021 (318 Moyne Drive)

Staff confirmed the following requested variances regarding a proposed power pole (accessory structure):

- a) 8.37 m to Front Yard Setback
- b) 2.39 m to Minimum Side Yard Setback
- c) 1.17 m to Accessory Building Height.

Staff informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 21, 2021	1
Paramax Homes Ltd.	June 22, 2021	2

Staff provided permit history of the subject property.

O. Hoekstra (Paramax Homes Ltd., representing the owner of 318 Moyne Drive) described the variance application for a proposed power pole (accessory structure). Staff and O. Hoekstra responded to Board members' questions.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or

- defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated May 26, 2021, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submission of O. Hoekstra:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 21-021 regarding a proposed power pole (accessory structure) at 318 Moyne Drive with variances of:

- 8.37 m to Front Yard Setback
- 2.39 m to Minimum Side Yard Setback
- 1.17 m to Accessory Building Height

BE ALLOWED pursuant to the plans dated August 10, 2020 and March 29, 2021 submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

13. Application 21-022 (939 Younette Drive)

Staff confirmed the following requested variances regarding a proposed power pole (accessory structure):

- a) 8.19 m to Front Yard Setback
- b) 1.52 m to Minimum Side Yard Setback.

Staff informed of written submissions received for this application prior to the Board of Variance hearing.

Written submissions received:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	June 23, 2021	1

Staff provided permit history of the subject property.

G. Ball (939 Younette Drive) and D. Vanderberg (Project Manager, Tavan Developments Ltd., representing the owner of 939 Younette Drive) displayed images, described the variance application for a proposed power pole (accessory structure), and responded to Board members' questions.

Chair Radage queried whether anyone else had signed up to address the Board regarding the subject application. Staff informed that no one else had signed up to address the Board regarding the subject application.

Members of the Board considered:

- All of the submissions;
- Whether the application was for a minor variance that did not
 - result in inappropriate development of the site
 - adversely affect the natural environment
 - substantially affect the use and enjoyment of adjacent land
 - vary permitted uses and densities under the applicable bylaw; or
 - defeat the intent of the bylaw; and
- Whether compliance with the bylaw would cause the applicant undue hardship.

Having read the application dated May 26, 2021, including the applicant's letter, plans and all other related documents, and having read the statutory Notice of Hearing for the subject application, and having inspected and/or viewed images of the subject site, and having heard the submissions of G. Ball and D. Vanderberg:

It was Moved and Seconded:

THAT the Board finds that undue hardship would be caused to the Applicant by compliance with the Zoning Bylaw and orders that Application 21-022 regarding a proposed power pole (accessory structure) at 939 Younette Drive with variances of:

- 8.19 m to Front Yard Setback
- 1.52 m to Minimum Side Yard Setback

BE ALLOWED pursuant to the plans dated April 12, 2021 submitted with the application; AND THE BOARD FURTHER ORDERS THAT if construction is not substantially started within six months of the issuance of the Building Permit, the permission terminates and the Zoning Bylaw applies; AND FURTHER THAT in the event the Owner is delayed or interrupted or prevented from obtaining a Permit by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the owner, the time for obtaining a Permit shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that commercial or financial consideration of the Owner shall not be viewed as a cause beyond the control of the Owner.

CARRIED

14. Receipt of Written and Oral Submissions

It was Moved and Seconded:

THAT all written and oral submissions regarding the following Board of Variance Applications:

- Application 21-015 (2867 Marine Drive);
- Application 21-016 (6526 Wellington Place);
- Application 21-017 (6981 Hycroft Road);
- Application 21-018 (2909 Mathers Avenue);
- Application 21-019 (7185 Cliff Road);
- Application 21-020 (980 Aubeneau Crescent);
- Application 21-021 (318 Moyne Drive);
- Application 21-022 (939 Younette Drive);

up to and including June 23, 2021, be received.

CARRIED

15. Public Question Period

There were no questions.

16. Next Hearing

Staff confirmed that the next hearing of the Board of Variance is scheduled for July 21, 2021 at 5 p.m. in the Municipal Hall Raven Room.

17. Adjournment

It was Moved and Seconded:

THAT the June 23, 2021 Board of Variance hearing be adjourned.

CARRIED

The Board of Variance hearing adjourned at 6:30 p.m.

Certified Correct:

s. 22(1)
[Redacted Signature]

L. Radage, Chair

s. 22(1)
[Redacted Signature]

P. Cuk, Secretary

From: [REDACTED] s. 22(1)
Sent: Tuesday, July 20, 2021 2:19 PM
To: MayorandCouncil
Subject: Writing in Support of Tantalus Gardens Development (revised)

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council Members,

I am writing in support of the Tantalus Gardens development and it's revision which reflects community desire to have ten infill homes and at-grade parking while maintaining density at 0.59.

We are very much looking forward to this development's completion and hope that it can move forward soon.

Thanks for Your Consideration,

Best Regards,
[REDACTED] s. 22(1)

North Vancouver
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, July 20, 2021 8:09 PM
To: MayorandCouncil
Subject: tantalus gardens development proposal

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council. I am happy to write to you in support of the rezoning application for the proposed Tantalus Gardens project. I am aware that this proponent had a previous application denied and he has now submitted this revised proposal. I have been a resident of the Horseshoe Bay area [REDACTED] s. 22(1) years and I have seen the benefits of infrastructure and commercial investment in the area. The proposed development will enhance the neighbourhood and provide a much needed form of housing for existing residents that desire to "downsize" as well as providing an opportunity for new residents to join our existing community. I am completely aware that there has been a coordinated opposition to this development by a local vocal minority of residents. Much has been made of the so-called "community space" of the existing "St. Monica's Church space". In reality this space has essentially never been available to the community at large. In fact the religious organization that "owned" this space recognized its diminishing value and that is precisely the reason it was sold. We are remarkably fortunate in the Horseshoe Bay area with regard to Community space having access to Tantalus Park, Horseshoe Bay Park, Gleneagles Community Centre and Gleneagles Golf course. Those that oppose this development based on the Community space argument really have no standing in my opinion. I would advocate that you and the council approve the proponents proposal which will in my opinion enhance the community.

Submitted with respect

[REDACTED] s. 22(1)

West Vancouver

Bc [REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, July 20, 2021 8:26 PM
To: MayorandCouncil
Cc: Peter Nilsson
Subject: Tantalus Gardens Proposal

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council Members. I am writing to give my support to the proposed Tantalus Gardens project. The following are the reasons for my support.

- The previous owners of the St. Monica's Site chose to sell the site.
- The proponent purchased the property.
- The proposal is thoughtful and considerate for a diverse blend of future residents.
- It will provide a beautiful esthetic community feeling as you enter into the vicinity of Horseshoe Bay.
- The argument brought forward by some that this is needed community space makes no sense. We are so fortunate to have access to so much existing community space including Gleneagles Rec Center, Gleneagles Golf Course, the seaview trail, Garrow Bay, Horseshoe Bay, Tantalus Park, Batchelor Bay, Copper Cove, Cliff Cove and Whytecliff Park.
- This project is sharp, definitive, and beautiful

Submitted with respect

[REDACTED] s. 22(1)

West Vancouver, [REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, July 24, 2021 7:56 AM
To: MayorandCouncil
Subject: Tantalus gardens

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

I am writing in support of the revised Tantalus garden project . I have always thought it will be another good option for people looking to settle in Horseshoe bay. Pricing for homes is unattainable for most and this project will at least give some more inventory on the market at a fair market price. The developer has put a lot of his time and life on the line for this project (more than most) and I think the project deserves to go forward ..

[REDACTED] s. 22(1)

Norrh Vancouver

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Thursday, July 22, 2021 9:29 AM
To: MayorandCouncil
Subject: Arts Centre

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Please do not put the expensive Arts Project anywhere near Ambleside. The traffic density is too much and our taxes will be too taxing.

There are times when I cannot leave my place due to traffic chaos caused by poor planning and too much development.

Sincerely

[REDACTED] s. 22(1)

West Vancouver BC.

[REDACTED] s. 22(1)

DWV requires your name and address

From: [REDACTED] s. 22(1)
Sent: Thursday, July 22, 2021 11:44 AM
To: MayorandCouncil
Subject: I urge you to Vote Arts facilities site Identification Analysis-Results of Public Engagement & Consultation

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Mayor Booth and Councillors:

I urge you to support the recommendations in this report so that the Arts can continue to be a vibrant part of the fabric of West Vancouver.

In this 21st century going forward, as rapid changes occur, West Vancouver must embrace Arts, Sports, Housing and Commerce and address the affects of climate change to succeed as a viable place to visit and live.

I look forward to your positive vote.

Sincerely

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Thursday, July 22, 2021 12:22 PM
To: MayorandCouncil
Subject: Arts Centre

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

I do NOT SUPPORT another Art Center in our community. I would like to see improvements made to the Kay Meek Center which we supported both financially and as an Arts Facility. West Vancouver WAS quaint and therefore would support usage and improvement of existing smaller facilities like the Silk Purse. Definitely do not think we need a 'state of the art' Arts Center in this community and at this time. Get our traffic under control (Taylor Way), ferry traffic abominable on Highway, Seniors Care Facilities needed. If residents WANT an Arts Facility - let them pay for it. Let's fix up what wonderful things we have in this community before adding an unnecessary item, of use to only a small part of the population.

[REDACTED] s. 22(1)

West Vancouver

DWV requires your name and address

From: [REDACTED] s. 22(1)
Sent: Thursday, July 22, 2021 3:01 PM
To: MayorandCouncil
Subject: Support for a New Arts Facility

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor Booth and Members of Council,

I urge you to vote in favour of moving the next phase of planning forward for a new arts and cultural centre for the District of West Vancouver. I know you understand the vital importance of the arts and the rich contribution they deliver to the well-being of a community. And while opponents note, there are excellent museums on the North Shore and beyond, our own District's arts facilities are insufficient for the cultural programming this community demands; nor are they financially sustainable given the decline of their aging-infrastructure. Moreover, as the astute Co-chair of the Arts Advisory Committee, Jennifer Webb, points out, cultural facilities are economic drivers for neighbourhoods. Why keep spending money on declining, inadequate facilities when you could approve a plan for the future that enriches our community culturally and financially?

Please say yes to the next phase of planning for a brilliant new arts and culture centre for West Vancouver.

Gratefully yours,

[REDACTED] s. 22(1)

West Vancouver, BC [REDACTED] s. 22(1)

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[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 22, 2021 3:15 PM
To: MayorandCouncil
Subject: Proposed Art & Culture Centre

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

As a long time resident of West Vancouver [REDACTED] s. 22(1), I currently reside in the Ambleside neighborhood [REDACTED] s.22(1) area, we are deeply opposed to having a Art & Culture facility constructed in a very popular sports and recreation park. We have used the tennis courts and taught our children and continue to use on them on a regular basis, there are no other multiple court tennis facilities within the immediate area, the courts are always being used and are seldom empty. Reports mention of the courts being re-located within Ambleside Park but no specifics as to where?? There simply is no other area for this without taking away from either the park green space, or parking,(we have already lost the boat launch, another great sport and recreation structure). Parking is already at full capacity, with weekends requiring traffic attendants to direct, and mostly to nearby neighborhood streets. All of my neighbor's who we have discussed this proposal agree, that this is simply not the right choice for a facility of this size, and more consultation should be done when council meetings return to normal and the voice of all concerned residents can be heard in person.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, July 23, 2021 10:02 AM
To: MayorandCouncil
Subject: West Vancouver Art Centre

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council,

On Monday you will be making a critical decision about the fate of your proposed art centre and more broadly the future of your arts programming. As you know, I devoted [REDACTED] s. 22(1) years of my career leading [REDACTED] s. 22(1) [REDACTED] s. 22(1) and during that time i was constantly encouraged by the enthusiastic response and appreciation of programming that celebrated the deep legacy of art and design in this community.

Your exhibitions and programs for all ages achieve local, national and international acclaim. Your educational programs for children and youth reach thousands of participants annually. Openings and special events attract large audiences and are attended by hundreds of people in buildings that cannot accommodate them.

Many have given generously to the community by donating valuable art works, volunteering, and raising funds to support the arts. Hundreds of volunteers have contributed to making the West Vancouver arts community vital. These dedicated people have given countless hours of their time to support you and to advance the arts because they believe that the arts are essential and contribute to the vibrancy of West Vancouver. Your current arts facilities are all repurposed and inadequate buildings that cannot sustain current programming or provide any opportunity for growth.

I believe that families choose to live here because they can take their children to the beach, go for a hike, or attend an exhibition and enrol their children in an art camp to learn about the many local artists and architects who have and continue to make enduring contributions to the cultural heritage of West Vancouver and to Canada. A community invests in its future by providing opportunities for the next generation to be inspired and to become creative leaders. A new art centre would provide such an opportunity.

The art centre vision is supported by numerous studies, consultations and recommendations and you have made this one of your priorities. Please move forward with supporting the development of a new art centre to replace your deteriorating cultural buildings so that West Vancouver can offer the best opportunities for its citizens and celebrate its own contributions.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Friday, July 23, 2021 10:31 AM
To: MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: DO IT re: Arts Centre

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council

NO MORE DELAYS

I urge you to **IGNORE** the NAY SAYERS and support the proposed Arts Centre. This should not be a community powered by people who say no at the slightest opportunity. **HAVE COURAGE** to do the right thing.

There is plenty of money in this community for funding this building. Look at all the surrounding communities and across the world for examples.

PUT NAMES of DONORS on the building or each room. There are lots of egos in this community who would love to be acknowledged this way.

examples - Audain gallery, Belkin Gallery at UBC, every room at SFU downtown (the clever fundraisers for that live in West Vancouver) The Jim Pattison Hospital and everything, the Names on all buildings everywhere.

If you will go ahead with this and really have it built I promise to donate \$10,000. You can put my name on a room somewhere.

but not a brick in a sidewalk please.

Make an art piece with all the names of the donors - little and generous - kids and big people.

This could be very exciting!! and put Ambleside on the map.

[REDACTED] s. 22(1)

West Vancouver B.C. [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, July 24, 2021 1:32 PM
To: MayorandCouncil
Subject: Support for the Arts
Attachments: Support for Arts.docx

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

s. 22(1)

July 24/2021

North Vancouver, BC

s. 22(1)

Support for Arts & Culture Centre Planning to Proceed

Dear Mayor and Council,

After reviewing all the information provided, **I strongly support the Arts & Culture Centre Planning to proceed.**

I am a North Shore resident and a member of the [s.22(1)], a member of the [s. 22(1)] and a member of the [s.22(1)].

I've attended many workshops, courses and events throughout the Lower Mainland and other municipalities which have far superior and impressive facilities to support their arts and culture. Every great city in the world makes space for the arts, celebrates the arts, and encourages education and participation in the arts.

West Vancouver is a vibrant beautiful city and should be proud to show their support for their artist community.

Thank you,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, July 23, 2021 3:27 PM
To: MayorandCouncil
Subject: Support for Arts and Culture Centre Recommendation

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council,

I urge you to support for the recommendation to for the next phase of planning for a the Arts & Culture Centre.

In 2010 [REDACTED] s. 22(1) the newly formed Arts in Ambleside Committee. It was comprised of dedicated, knowledgeable West Vancouver residents who, in good faith, worked toward the Council goal to replace aged and inefficient arts facilities and providing a central accessible gathering space. The District, volunteers and professionals invested countless hours into research, studies, public consultation and strategic planning.

In last decade, the Audain Art Museum in Whistler and Polygon Gallery in North Van, both designed by award winning West Van architects Patricia and John Patkau, the Gordon and Marion Smith Gallery, Griffin Art Projects and MONOV- all in North Vancouver- have been built and are open.

Meanwhile, District of West Vancouver has commissioned more studies and public consultation. It can be commended for its rigorous process.

It is impossible to adequately express our appreciation for the volunteers who have worked steadfastly since 2010.

We can now do the right thing to move forward and make good on the promise to replace outdated cultural facilities and build the much needed new Arts Centre.

It has been well documented our existing facilities have exceeded their capabilities.

Studies also prove it is important to ensure public amenities are accessible to the entire population.

The Ambleside sites provide easy access for residents and visitors travelling by private and public transport and are within walking distance of five schools in the area.

There are excellent restaurants and coffee places nearby providing a boost to local economy,

We must take this step to fulfill our goal to build a cultural centre that is a gathering place, has exhibition and class rooms, studios, and a place to nourish creativity and well-being.

A healthy society needs a place to nurture coming generations and enhance the lives of children, youth and life-long learners. The new Art Centre will do this.

It will be the significant landmark that brings people together- honouring our heritage and investing in our future.

I am writing this on behalf of many supporters who ask that you pass the recommendation.

Thank you.

s. 22(1)

West Vancouver BC

s. 22(1)

From: s. 22(1)
Sent: Friday, July 23, 2021 5:34 PM
To: MayorandCouncil
Subject: Arts Center Location

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council,

First, I would like to thank you for your service to our community and trying to improve our city. I usually don't take it upon myself to judge the decisions of those, who with the best of intentions, have already spent considerably more time on a subject than I have. However, in the case of the proposed arts center at the entrance of Ambleside beach, I believe you need the perspective of those who have spent most of their lives in the area.

I have lived in Ambleside for s. 22(1) years and brought up my s. 22(1) children here. My children are now s.22(1) generation living on our family home and have spent countless hours at the beach, as have other West Vancouver kids and kids from all over the Lower Mainland. Over the years, many development projects from Park Royal expansion, to the Evelyn Drive developments, handing over our playing fields to professional clubs, taking away the boat launch and building the Grosvenor mega-development, to building high rise after high rise have affected our small community and crowded around the beach and park, which is arguably one of the key assets of West Vancouver. The neighbourhood concerns were largely dismissed as nimbyism. Yet, in the Council meeting, I watched the Evelyn Drive developer submit a support petition to the Council, signed by people as far away as Coquitlam. These development projects were promoted as "community revitalization" and most supported by the Marine Drive business association, yet still, few community business or restaurant survives on Marine Drive and old-time businesses are being replaced by realtor offices, private banking, money exchanges, and nail salons. We have more and more luxury cars speeding through our streets and fewer families walking.

I should tell you that I don't have boat, the 6-7 story Grosvenor building did not block my view, and we are close enough to walk to the beach. The art center choking beach access, creating a traffic chaos, and reducing parking will not affect me. Development affects everyone and there are bound to be both positive and negative effects for those who live in a place for a long time. However, the old-timers in the neighbourhood are also the custodians of the place, and especially the natural environment. Mayors and Councils come and go, but when the damage is done, it is hard to undo. When you Google the greatest beaches, natural or urban, the attraction it is never about the art center or man-made structures. It is always about that one spot of tranquility, the waves, open waters, family memories, kids playing on the sand, swimming, paddling, etc. We are lucky to have a few publicly accessible beaches in West Vancouver. Ambleside is the most accessible with the most parking spaces. However, it is heartbreakingly clear that when the city developers look at the map, instead of appreciating this space as an asset, they look for a little paved spot to allow them to argue that since it is already paved, it is just another open space available for development.

Please don't go down in history as the Mayor and Council that ruined Ambleside beach for the next generations.

Sincerely,

s. 22(1)

West Vancouver, B.C.

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, July 24, 2021 12:46 PM
To: MayorandCouncil
Subject: Arts Facility Proposal

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Dear Council,

I am writing in to vote yes for the arts facility proposal. My address is [REDACTED] s. 22(1), West Vancouver BC [REDACTED] s. 22(1). Thank you for your consideration.

Sincerely,

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, July 24, 2021 1:22 PM
To: MayorandCouncil
Subject: New Council Facility

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Dear Mayor Booth and Councillors,

I am writing in strong support of the proposed plan to develop a new Arts Facility for West Vancouver. The existing aged facilities are grossly inadequate for a prosperous community like West Van. A good Arts Facility is essential to the well-being of most if not all of our residents. Please vote in favour of this proposal at the next Council meeting of July 26.

Respectfully

[REDACTED] s. 22(1)

West Vancouver [REDACTED] s. 22(1)

Sent from my iPhone

From: [REDACTED] s. 22(1)
Sent: Saturday, July 24, 2021 2:23 PM
To: MayorandCouncil
Subject: Arts and Culture Centre

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Dear Mayor and West Vancouver Council:

This email is to support the Arts and Culture Centre, and the \$150,000 from which to cost will come.

All cities in the world value the Arts, whether it is vocal, painters, dancers, musicians, potters, etc. and they provide facilities where Community Arts and Artists can use to practice their particular art. It can be used for functions and as an exhibition space for Community Arts and Artists' Guilds.

Now that the Ferry Bldg is not available, there is no place for visual artists to participate in juried exhibitions.

In the case of the organization to which I belong [REDACTED] s.22(1) with a membership of 350, we have no place to exhibit our work. A few years ago we were able to use a tent provided by the Arts Council during Harmony Arts Festival. It was very successful and we made a lot of money for North Shore Arts Council. Now that we can no longer use a tent during Harmony, there is no place for us to show our work. Klee Wick and other facilities we used in the past are all unsafe to use.

The Arts feed the human soul, and this has been known going back tens of thousands of years. Especially in these trying times, the arts could be a soft place for us to fall when most of us need to escape from the harsh world.

Please rethink your decision and pass the bill to spend the \$150,000 on a facility which all artists in West Van Vancouver can utilize periodically to exhibit their work, and use as a facility for functions.

Thank you and Sincerely

[REDACTED] s. 22(1)

West Vancouver.

[REDACTED] s. 22(1)

West Vancouver

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, July 24, 2021 3:18 PM
To: MayorandCouncil
Subject: Arts facility

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council,

I am aware that each of you has expressed , at various times in your public life, strong support for the well being of our community , and also at times equally strong support for the role which the arts has come to play in being part of a healthy community.

I am therefore expecting that each of you has come to understand the imperative facing Council in your vote next Monday (July 26)in approving the motion which would allow for the next steps to take place in the due diligence necessary on making the decision on what to do with the fatal decay of the public facilities currently home to our various arts centres.

I do not need to remind you that such a replacement strategy has been in discussion for probably more than ten years, as the decaying status of the facilities was becoming more evident each day.

Finally this council took the wise step of asking a working group to study the physical facilities issue and make a recommendation on a future strategy. The working group did so, and suggested a replacement strategy, rather than patchwork solutions.

Wisely, council needs to look at the best manner to pursue such a strategy without creating greater unnecessary risks than already exist by doing nothing.

That is why the motion on front of you on Monday makes such good sense.

Due diligence would insist that a business case be made to produce the necessary replacement which has been asked for. Without such a case, plan , council would be setting out on a very unclear path in seeking the solution which had been requested by the working group .

To not even ask for the plan would be a rejection of years of dialogue on the issue, the considered judgment of our community as expressed by the working group, and the tremendous contributions the arts community has given to West Vancouver over our many decades.

I thank you in advance for allowing the process to continue by supporting this motion of due, and wise diligence to succeed.

Respectfully

[REDACTED] s. 22(1)

West Vancouver

Sent from my iPhone

From: s. 22(1)
Sent: Saturday, July 24, 2021 3:56 PM
To: MayorandCouncil
Subject: Re: Arts & Cultural Centre in West Vancouver

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Hello Mayor & Council of District of West Vancouver,

I am a s. 22(1) and I've lived in both West & North Vancouver throughout my life. I'm s.22(1) drama classes at Klee Wyck were the highlight of my childhood, as well as my teenage years as I was s. 22(1) there throughout the summers. The grounds of Klee Wyck were a spectacular setting for art, play & activities for children of all ages. With a s.22(1) myself, I would happily support any art classes or activities available to the public as art in all of its forms is so very important for the development of children & such a large aspect of a well rounded child's life. The activities & art classes throughout the summer months are, I'm certain, especially important for parents. These types of summer camps & classes are much more desired as they teach children valuable lessons & let them express their creativity, rather than just a simple daycare. I was so disappointed & sorry to see Klee Wyck deteriorate over the past years. It is so important for communities to have an outlet such as an art and culture centre for, as previously mentioned, the growth and development of not only for children, but for all ages. I used to take art classes at the Silk Purse & to this day pass by & think about those times. I'd love for s. 22(1) to be able to enjoy those same joys I had throughout my childhood.

With children & adults having been segregated for over a year due to this pandemic, I think it very important to have a gathering place where like-minded individuals can connect & children can learn & have fun.

Thank you for your time & consideration of the desires of many in the Vancouver arts community.

s. 22(1)

North Vancouver, BC

s. 22(1)



From: [REDACTED] s. 22(1)
Sent: Saturday, July 24, 2021 4:04 PM
To: MayorandCouncil; Mary-Ann Booth; Peter Lambur; Sharon Thompson; Bill Soprovich; Marcus Wong; Craig Cameron; Nora Gambioli
Subject: The Arts Facilities Site Identification Analysis - Results of Public Engagement & Consultation Council Report.

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor Booth and Councillors Cameron, Gambioli, Lambur, Soprovich, Thompson, and Wong,

Please find the following comments regarding *The Arts Facilities Site Identification Analysis - Results of Public Engagement & Consultation Council Report*.

The report shows that the significant part of the community engagement was the survey by 1200+ participants.

The following statement was included in Section 6.0 **Analysis**:

"The views represented on the survey reflect the priorities and concerns of engagement participants. They may not be representative of the views of the general public and other stakeholders because participants self-selected into the engagement and, therefore, do not reflect a random sample."

Since the beginning of Mayor Booth's administration, how many DWV surveys have been put to the public as a tool of community engagement? It is not a question that I have had time to research and find the answer. Have all other surveys had that remark included? Or is it because the results of this survey go against the desired outcome of survey? The survey was taken. The results indicated that 602 participants do not want Ambleside Park - Tennis Courts which only got 337 votes. The results indicated that 602 participants do not want Ambleside Park - South Parking Lot which received only 220 votes. Had the results favoured either of these locations, would the same comment have been made? I think not.

Mayor Booth and Councillors, the top four high-level re-occurring themes indicate that this is not a project in the currently recommended grandiose vision that has support of the public. The project doesn't have the support of the public now, and it has not had it in the past.

It is highly disrespectful to all members of the WV Community to make the comment that their concerns were only perceived which the following shows:

"Overall majority of respondents have concerns due to the **perceived** loss of parking, park and waterfront space, view corridors, disruption of recreation activities, and the impact it may have on traffic congestion in the area."

Members of our community do not have **perceptions** with regards to those areas listed in the above statement. Members of our community have very valid, legitimate and concrete concerns and examples about loss of parking, park and waterfront space, view corridors, disruption of recreation activities, and further traffic congestion. How offensive to all of us to say that our concerns are only perceived.

"The value system created to guide the Arts Facilities Site Identification Analysis supports a park location. This appears to be different from the values of many of the respondents who indicated strong opposition to using Ambleside Park for anything other than its current use."

The value system used to create and guide the Arts Facilities Site Identification Analysis needs to be re-evaluated. My husband and I attended the meeting where Cornerstone's 1st report was delivered and mostly attended by arts community members, some who attended from Vancouver and North Vancouver, speaking in favour of a waterfront or near waterfront location. Speaker after speaker spoke of the importance of locating the new arts centre on or near the waterfront, as it was part of the art/culture experience. Certainly anything close to or on the waterfront is desirable to all of us for any reason. **If the goal is to have a new arts/culture facility then it shouldn't matter where that location is as arts and culture activities are indoor activities, not requiring access to the waterfront. Would many more support a new arts/culture centre if the arts/culture community weren't so greedy in trying to take other DWV properties away from those users?** Our parks and park facilities should not be sacrificed because the arts community believes that being near or on the waterfront is "part of their experience." ALL of the community of DWV and its visitors can now enjoy Ambleside as it is, not just one part of our community.

The writer of the report wrote personally to me "The outcome of the study was not pre-directed, with the exception that Council removed a private site from moving forward to consultation." In my opinion, of course the outcome of the original report was pre-directed as DWV properties away from or near the waterfront were ranked low by Cornerstone and the arts community. I have not yet had time to go over the 13 guiding principles and the reasons other options such as the DWV owned property near the firehall have not been considered as a possibility (truthfully as I have been able to find them).

Other options include: Municipally owned land on Fulton near the Fire Hall. (I cannot find the report that indicates

Ambleside Town why this location is not being considered. It meets the requirements of Centre and easy access to public transportation. Is it because it isn't on the waterfront?)

2195 Gordon (Comment as above).

Parking lot at Community Centre (Comment as above)

Front lawn of the Community Centre (Comment as above)

I disagree completely with the statement that the results are inconclusive. 600+ participants have been clear: No arts/culture facility in Ambleside Park.

7.0 Options

1. the Arts & Culture Centre Site Selection - Engagement summary Report be received

The report should not be received as comments in the report reflect a bias toward an outcome that the survey didn't show and disrespect for public comments.

2. \$150,000 of the \$270,000 originally allocated from the COVID Safe Restart Grant be expended to develop an additional community wide engagement program on next steps for arts and culture facilities in West Vancouver, and the development of a governance model and a fundraising plan for the replacement of the facilities for arts and culture in West Vancouver; and

No further spending should occur to promote Ambleside Park referencing the results of the survey. The Arts and Culture Facilities Committee could reconsider what they are trying to achieve....a grandiose facility in a certain location or a facility to replace The Silk Purse and The Music Box?

The results of the survey indicate conclusively that no further "additional community wide engagement program on next steps for arts and culture facilities in West Vancouver, and the development of a governance model and a fundraising plan for the replacement of the facilities for arts and culture in West Vancouver" is warranted until another site is considered.

With respect, and hope for the future,

s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Saturday, July 24, 2021 5:18 PM
To: MayorandCouncil
Subject: Silk Purse

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Yes you're moving ahead with the mega Art Gallery. How many years will that take? The council took down a perfectly good building (Larson) which provided space for making art. Please support the Silk Purse which provides so many opportunities for artists to show works in an intimate setting. Perfect for emerging artists and nurturing an arts culture on the North Shore.

[REDACTED] s. 22(1)

North Vancouver



[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, July 24, 2021 5:26 PM
To: MayorandCouncil
Subject: Arts Centre

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TRY ANOTHER SITE! I believe that the Klee Wyk location was discarded because of access however the transportation, being one problem, could certainly be increased the if demand increases. I believe that another reason was that the neighbours did not like the idea of more traffic on that road. This however is the cost of development. The property is large and there would be no problem for parking and also there is much room ot build an suitable arts centre which would include studios for artists, an auditorium, a gift shop, restaurant and/or coffee shop, storage space for artist's work, etc all of which could produce a revenue for West Vancouver. Also the land is extensive with beautiful views and room for additions if needed as the centre expands.

Respectfully submitted, [REDACTED] s. 22(1)
[REDACTED] s. 22(1) West Vancouver, BC

DWV requires your name and address

From: s. 22(1)
Sent: Sunday, July 25, 2021 6:58 AM
To: MayorandCouncil
Subject: Next Steps on Arts Centre

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Dear Mayor and Councillors

The DWV survey on the location of the proposed Arts Centre has been poorly handled.

First only West Vancouver Residents should have been allowed to take the Survey, not residents from North Vancouver or Vancouver or Lions Bay or Squamish or Whistler.

If another study is to be done, then 50% of the cost should be covered by private donations by the users.

The Survey design did not include the basic question - **do residents want such facility** when we already have another Arts Facility at Kay Meek. There has been minimal discussion about how these two Arts Centres would be integrated.

49.9% of 1,214 responses did not like either site - Top Themes of Comments:

- 238 mentions about disrupting Ambleside Park, 209 mentions about losing Park / Parking Space and 224 mentions about more suitable locations.
- 215 mentions about No Need for an Arts Facility + 190 mentions strongly oppose Arts Facility = 405 mentions against
- 195 mentions that tax dollars should go elsewhere + 169 mentions about high capital cost = **highest overall concern at 36% was fiscal concerns**
- Highest mentions "in support" - *better access* got 155 mentions

Re: Ambleside - Tennis Court site - only 27.9% of survey respondents supported this option - Why did staff propose this option?

Previous studies and surveys:

- 10 studies have been done over the past 20+ years at a total cost of perhaps \$500,000+ .
- Three small surveys that many people may not have seen:
 - ONLY 41% of 144 participants supported a new Arts Centre in a DWV survey in Feb 2018
 - 49% of 76 participants in stated that no new facilities were needed - DWV 2018 Survey
 - 86% of 119 participants said NO in Oct 2021 ADRA survey <http://adrawestvan.ca/arts-facility-survey/>

s. 22(1) WV

From: [REDACTED] s. 22(1)
Sent: Sunday, July 25, 2021 7:13 AM
To: Bill Soprovich; Marcus Wong; Peter Lambur; Sharon Thompson; Mayor and Council
Subject: Fwd: Fw: West Van Arts Facility needs your help!
Attachments: WV_Arts_Centre_Report_-_results_to_July_2021.pdf;
JW_letter_to_Mayor__amp__Council_July_15_2021.docx

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Greetings - it seems that the recent Arts Centre survey may have included respondents who do not live in West Vancouver, but perhaps lived in North Vancouver, Vancouver, and up to Squamish.

The survey was flawed in that it did not ask WV residents if they wanted an Arts Centre, but instead asked which location? We already have an Arts Centre - Kay Meek that seems not to have been considered as part of the solution.

I understand that 10 studies /surveys have been done over the past 20 years at a cost of perhaps \$500,000. If another survey is to be done, then the Arts Community should contribute the recommended \$170,000.

Cheers [REDACTED] s. 22(1) WV

THIS JUST IN - from the North Shore Artists Guild ... asking members to write to Council - whether or not they happen to be residents of West Van.

----- Forwarded message -----

From: North Shore Artists' Guild <contact@nsartists.ca>
Date: Sat, Jul 24, 2021 at 12:44 PM
Subject: West Van Arts Facility needs your help!
To: [REDACTED] s. 22(1)

Dear Members,

I hope your summer is progressing well. We are very fortunate not to be affected by the smoke from all the wildfires and are safe to this point. We have a clearer sight to the easing of the pandemic, and the ability to get together socially again.

I am writing to you **once again to seek your support** for the West Vancouver Arts & Culture Facility. Council is voting on Monday, July 26 to spend **\$150,000 of the COVID Safe Restart Grant to further the plans for the West Van Arts & Culture Facility. Sadly, at this time, the recent survey conducted by West Van shows only 50% support for the facility. This underwhelming support seems to be through lack of knowledge of the**

needs, the funding, and how the facility would be operated. The strongest naysayers particularly do not seem to understand what the facility would be used for; it is NOT just another art gallery – it is a public gathering space, practice space, meeting space and exhibition/performing space for arts of all forms.

From the public survey that was conducted May to mid-June, it became apparent that there was still much public misconception and misunderstanding about the need for a centre, the data analysis that has been done to determine what and where the facility should be located, and how it would be funded. As a result, Council needs to approve the spend of \$150,000 that is available to the District to:

- Conduct further community wide engagement to ensure the correct information is in the hands of the public and voters
- Research and propose a Governance Model
- Research and propose a Fundraising Plan

What can you do? Whether you are a West Van resident or not, please take the time:

1. Once again, write to Mayor and Council with your words of support (it can be brief) for the Arts & Culture Centre and the need to spend \$150,000 now for the next step in voter and public engagement.

mayorandcouncil@westvancouver.ca

2. Attend the Council Meeting on July 26 at 6pm to voice your support. How to participate:

<https://westvancouver.ca/government/mayor-council/agendas-minutes/regular-council-meeting-88>

Attached is:

- The latest report that summarizes the work to date, and the results of the recently conducted survey. This can also be accessed through

<https://westvancouver.ca/sites/default/files/dwv/council-agendas/2021/jul/26/21jul26-5.pdf>

- An excellent letter from Jennifer Webb, co-Chair of the Arts Facilities Advisory Committee outlining the need to support the work being done.

This is a synopsis of the key information from the attached report that will help you understand the history and why we need you to write to the Mayor and Council:

District of West Vancouver (District) arts and culture programs have been delivered to the community in multiple small residential houses for many years. The Music Box and Silk Purse were built in the mid-1920s, Gertrude Lawson in 1940, and Klee Wyck in 1925. These residential houses were not built for public gatherings, programs, or long term public use. They are in poor condition and past their useful life. Gertrude Lawson and Klee Wyck are located in residential areas. Klee Wyck is slated for demolition in 2021 and has not delivered arts programming since 2008. All previous tenant arts groups and programs have moved to the waterfront in the Ambleside area. Over the past 20 years, significant contributions of volunteer time and resources by community members, artists, architects, and District staff have assisted in determining the requirement for purpose-built replacement facilities for District delivered arts and culture programs.

From October 2018 to June 2019, the AFAC completed the first phase of facility planning and produced the Arts & Culture Facilities Plan (Facilities Plan), a comprehensive data-driven needs assessment.

The Facilities Plan identified that 25,000 sq. ft. is required to replace existing District facilities (Music Box, Silk Purse, Gertrude Lawson house) and meet future demand. The Facilities Plan identified that the Ambleside area is the most suitable location for a consolidated Arts and Culture Facility to bring benefit to residents, businesses, and visitors. A new facility will create spaces for social interaction, build community, provide services for the neighbourhood, and be a key economic stimulator for nearby businesses. From October 2019 to March 9, 2020, the AFAC conducted the Arts Facilities Site Identification Analysis (Analysis) that reviewed 12 Districtowned sites and seven privately owned sites suitable to accommodate new arts facilities. Thirteen core principles guided the evaluation of each site and formed the basis for ranking each site. The guiding principles included: Arts & Culture Connectivity; Financial Efficiency; Placemaking/Destination Ability; Functional Appropriateness; Pedestrian/Vehicle Public Access; Economic Connectivity; Future Flexibility; Parking & Loading; Neighbourhood Enhancement; Sustainability; Alignment with Planning and Policy; Development Timing; and Development Complexity. The results of this Analysis and subsequent planning recommended presenting two site options for a consolidated 25,000 sq. ft. facility:

Ambleside Park – Tennis Courts

Ambleside Park – South Parking Lot

Thank you for taking the time to write and to attend meetings with the Mayor and Council. Our NSAG future is dependent on West Vancouver getting the project done right so that we have a home for meeting, practicing, learning, and exhibiting!

Ingrid Gutzmann

President

This message was sent by:

North Shore Artists' Guild
PO Box 91051, West Vancouver, BC V7V 3N3

[Change Your Contact Information](#) - [Unsubscribe](#)

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s. 22(1)
West Vancouver, BC s. 22(1)



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

COUNCIL REPORT

Date:	July 15, 2021
From:	Donna Powers, Director, Community Engagement & Communications Christie Rosta, Cultural Services Manager
Subject:	Arts Facilities Site Identification Analysis – Results of Public Engagement & Consultation
File:	0116-20-AFAC

RECOMMENDATION

THAT

1. the Arts & Culture Centre Site Selection – Engagement Summary Report be received;
2. \$150,000 of the \$270,000 originally allocated from the COVID Safe Restart Grant be expended to develop an additional community wide engagement program on next steps for arts and culture facilities in West Vancouver, and the development of a governance model and a fundraising plan for the replacement of the facilities for arts and culture in West Vancouver; and
3. staff report back to Council on the results of the community engagement, governance model, and fundraising plan.

1.0 Purpose

The purpose of this report is to present the Arts & Culture Centre Site Selection Engagement Summary Report, attached as **Appendix A**, and to recommend the development of a further community wide engagement program, as well as move forward with developing a governance model and fundraising plan.

2.0 Legislation/Bylaw/Policy

The Community Outreach and Engagement Policy #02-10-362 provides for a consistent and transparent approach to community outreach and engagement.

The Arts Facilities Advisory Committee (AFAC), a committee of Council, formed in July 2018, oversees the development of arts and culture facilities planning and makes recommendations to Council.

3.0 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 Bylaw 4985, 2018

The following sections of the Official Community Plan (OCP) are applicable to this report:

Strengthening our commercial centres and nodes

2.3.1 Emphasize Ambleside Municipal Town Facility as the heart of West Vancouver with commercial land uses, such as:

- b. Arts and cultural spaces

Enhancing public facilities and spaces

2.8.9 Maintain and optimize existing civic facility (e.g., community centres and libraries) and manage space flexibly or potentially expand to meet changing needs.

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

2.8.11 Support the continual provision of community hubs (e.g., Child and Family Hub and Youth Services Hub) and explore the potential for neighbourhood hubs based on community partnerships.

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 centres;
- public plazas and gathering spaces;
- parks, trails and public realm improvements; and
- community or cultural facilities.

Promoting an engaged community

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

Embracing arts, creativity and lifelong education

2.9.6 Incorporate public art into both public and private sector projects to enhance public spaces and the walking and cycling environment.

- 2.9.7 Recognize the role that the creative sector plays in the community with respect to cultural tourism and heritage, economic development, community identity and quality of life

4.0 Financial Implications

The financial implications arising from the recommendation set out in this report amount to \$150,000. These funds have been allocated in the COVID Safe Restart Grant Fund. The Restart Grant fund is an appropriate source of funds for this work, as the funds which would ordinarily have been used for this purpose in 2020 were required to be diverted to pay for COVID-19 response requirements.

The funds will produce the following:

- Community wide engagement
- Governance model
- Fundraising plan

The financial implications of the decision to ultimately build an Arts and Culture Facility are significant in terms of capital costs, annualized asset maintenance costs, and ongoing operating costs.

5.0 Background

5.1 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 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.*

Council, at its March 9, 2020, regular meeting, passed the following resolution:

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.*

Council, at its September 14, 2020, regular meeting, passed the following resolution:

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.*

Council, at its April 12, 2021 regular meeting, passed the following resolution:

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

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.

5.2 History

District of West Vancouver (District) arts and culture programs have been delivered to the community in multiple small residential houses for many years. The Music Box and Silk Purse were built in the mid-1920s, Gertrude Lawson in 1940, and Klee Wyck in 1925. These residential houses were not built for public gatherings, programs, or long term public use. They are in poor condition and past their useful life. Gertrude Lawson and Klee Wyck are located in residential areas. Klee Wyck is slated for demolition in 2021 and has not delivered arts programming since 2008. All previous tenant arts groups and programs have moved to the waterfront in the Ambleside area.

Over the past 20 years, significant contributions of volunteer time and resources by community members, artists, architects, and District staff have assisted in determining the requirement for purpose-built replacement facilities for District delivered arts and culture programs.

The following documents have provided the foundation for the current 2019 Facilities Plan and 2020 Site Analysis:

- 1999 Recreation Facilities Master Plan
- 2006 West Vancouver Arts, Culture & Heritage Facility Development Study – Final Concept Plan
- 2009 West Vancouver Museum Art Architecture Design – Draft Design Brief Report and the West Vancouver Museum – A Vision for Ambleside Art Architecture Design
- 2012 Ambleside Cultural Facilities Strategy & Arts Facility Design Brief
- 2013 – 2014 Facility for Art, Architecture and Design Business Planning

- 2015 Ambleside Waterfront Concept Plan: Engagement Report
- 2017 District of West Vancouver Arts & Culture Strategy – Research Summary and SOAR Assessment
- 2018 District of West Vancouver Arts & Culture Strategy: Facility Needs Assessment Final Report
- 2018 District of West Vancouver Economic Development Plan
- 2018 West Vancouver Arts & Culture Strategy (2018 – 2023)

The AFAC was formed by Council in July 2018. Its Terms of Reference required the committee to prepare a comprehensive arts and culture facilities plan that considers the demands for arts and culture programming and services; growth and evolution of artistic practices and audiences; types of spaces and opportunities for co-location; as well as physical, administrative, governance, and capital, and operating funding needs.

From October 2018 to June 2019, the AFAC completed the first phase of facility planning and produced the Arts & Culture Facilities Plan (Facilities Plan), a comprehensive data-driven needs assessment.

The Facilities Plan identified that 25,000 sq. ft. is required to replace existing District facilities (Music Box, Silk Purse, Gertrude Lawson house) and meet future demand. The Facilities Plan identified that the Ambleside area is the most suitable location for a consolidated Arts and Culture Facility to bring benefit to residents, businesses, and visitors. A new facility will create spaces for social interaction, build community, provide services for the neighbourhood, and be a key economic stimulator for nearby businesses.

From October 2019 to March 9, 2020, the AFAC conducted the Arts Facilities Site Identification Analysis (Analysis) that reviewed 12 District-owned sites and seven privately owned sites suitable to accommodate new arts facilities. Thirteen core principles guided the evaluation of each site and formed the basis for ranking each site.

The guiding principles included: Arts & Culture Connectivity; Financial Efficiency; Placemaking/Destination Ability; Functional Appropriateness; Pedestrian/Vehicle Public Access; Economic Connectivity; Future Flexibility; Parking & Loading; Neighbourhood Enhancement; Sustainability; Alignment with Planning and Policy; Development Timing; and Development Complexity.

The results of this Analysis and subsequent planning recommended presenting two site options for a consolidated 25,000 sq. ft. facility:

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

Council endorsed the Analysis in March 2020 and directed staff to proceed to public consultation. Due to COVID-19, public engagement and consultation was delayed until April 2021.

6.0 Analysis

6.1 Discussion

The Arts and Culture Facility planning is in the early stages. Work completed in the planning process include the following:

- Arts Facilities Plan
A comprehensive data-driven needs assessment that determined the overall size and program spaces required to meet current and future arts and culture programming
- Arts Facilities Site Identification Analysis
A review of sites throughout the Ambleside area to house a 25,000 sq. ft. Arts and Culture Facility (as outlined in the needs assessment) and associated Class D costing.

Community Engagement & Consultation: Arts & Culture Facility – Site Selection

From May to mid-June, community consultation was conducted to gather community input on the Analysis top-ranked sites for an Arts and Culture Centre: Ambleside Park – Tennis Courts and Ambleside Park – South Parking Lot. The Arts Facilities Site Identification Analysis – Public Engagement & Consultation Summary Report is attached as **Appendix A**.

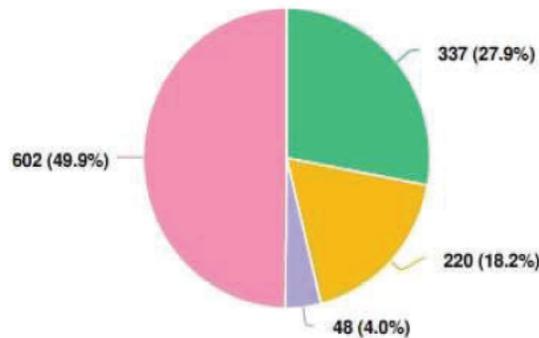
To engage residents and stakeholders on the two sites proposed for an Arts and Culture Facility, the following community consultation took place:

- An Arts & Culture Centre – Site Selection webpage was provided on www.westvancouverite.ca/artsplanning
- An online survey to gather feedback on the proposed Arts and Culture centre sites in Ambleside Park
- Two virtual information meetings
- Information and notification distributed through the following online newsletters, print advertisements in local newspaper and social media platforms.

Online Survey

The online survey was open from May 18 to June 16, 2021, and received 1,214 responses and included over 2,000 comments. The significant participation in the survey demonstrates a high level of public interest regarding the site selection for an Arts and Culture Facility.

Which location do you prefer for a future Arts & Culture Centre?



Question options

- Option 1: Ambleside Park - Tennis Courts
- Option 2: Ambleside Park - South Parking Lot
- I like both Option 1 and Option 2
- I do not like either option

Option	# of responses	%
Option 1: Ambleside Park – Tennis Courts	337	27.78%
Option 2: Ambleside Park – South Parking Lot	220	18.14%
I like both Options	48	3.96%
I do not like either Option	602	49.63%
Did not respond	6	0.49%

Figure 1: Overall Survey Results

The views represented on the survey reflect the priorities and concerns of engagement participants. They may not be representative of the views of the general public and other stakeholders because participants self-selected into the engagement and, therefore, do not reflect a random sample.

The survey results indicate that there is a 50/50 split for those that selected a site and those that do not like either option in Ambleside Park. Respondents that selected a site and respondents that did not like either option provided over 2,000 comments. The following are the top four high-level re-occurring themes that emerged from the input provided:

- Overall majority of respondents have concerns due to the perceived loss of parking, park and waterfront space, view corridors, disruption

of recreation activities, and the impact it may have on traffic congestion in the area.

- Respondents showed a general lack of awareness of previously completed studies often contradicting the previous studies' results/recommendations.
- The value system created to guide the Arts Facilities Site Identification Analysis supports a park location. This appears to be different from the values of many of the respondents who indicated strong opposition to using Ambleside Park for anything other than its current use.
- There are outstanding or unanswered questions that related to capital and operational costs, traffic impact, and how this project relates to other District priorities.

The survey indicates that the community has many questions that remain unanswered at this stage. Top-noted concerns include questions about the rationale for a replacement facility, how a replacement facility would be funded, and how it would be operated. These indicate a need for additional community engagement and studies.

Next Steps in Arts Facility Planning

Based on the inconclusive results of the community engagement and the significant questions that still remain, staff have determined that next steps are needed to further engage with the community on the current arts and culture facilities, programs, and activities and the future of arts and culture facilities in West Vancouver. The next phase will deal with the following:

- **Community Wide Engagement**
A community engagement program will be developed, with support from the Community Engagement Committee, to reach out to the community to provide information on the existing facilities and programs and determine next steps. It is expected that this engagement will be held at least partially in-person due to the significant improvement of the COVID-19 pandemic.
- **Governance Model**
A thorough review of current governance models in other arts facilities will be conducted and an analysis of these prospective models will be undertaken. A governance model will then be recommended for Council's consideration.
- **Fundraising Plan**
Staff, along with community members, will conduct a review of current fundraising strategies and best practices for other arts and culture facilities and then develop a fundraising plan specific to an arts and culture facility in West Vancouver.

6.2 Sustainability

One of the principles of social well-being and quality of life is a sense of belonging to and within our wider community. The District promotes an engaged community through meaningful civic engagement, volunteer programs, and information sharing.

6.3 Public Engagement and Outreach

The consultation process sought feedback on two sites that can accommodate an Arts and Culture Facility in Ambleside Park. The Community Engagement Committee reviewed and confirmed the public engagement and consultation plan.

There were 1,327 public and stakeholder interactions during the consultation period from May 16 to June 16, 2021:

- 38 people attended two virtual information meetings;
- 1,214 people completed online feedback forms;
- 67 written submissions were received by Mayor and Council; and
- 8 written submissions were received by the staff project lead.

6.4 Other Communication, Consultation, and Research

Correspondence to Mayor and Council was received and tabulated as part of the input for this consultation.

7.0 Options

7.1 Recommended Option

THAT

1. the Arts & Culture Centre Site Selection – Engagement Summary Report be received;
2. \$150,000 of the \$270,000 originally allocated from the COVID Safe Restart Grant be expended to develop an additional community wide engagement program on next steps for arts and culture facilities in West Vancouver, and the development of a governance model and a fundraising plan for the replacement of the facilities for arts and culture in West Vancouver; and
3. staff report back to Council on the results of the community engagement, governance model, and fundraising plan.

7.2 Considered Options

THAT

1. the Arts & Culture Centre Site Selection – Engagement Summary Report be received;
2. the Ambleside Park – Tennis Courts site be further studied to further develop detailed operating and capital costs to build a 25,000 sq. ft. Arts and Culture Facility;
3. \$270,000 be authorized to be expended from the COVID Safe Restart Grant to develop a functional program, governance model, fundraising plan and to undertake a parking and transportation study and a site condition assessment study for an Arts and Culture Facility to be located at Ambleside Park – Tennis Courts site and staff report back to Council on the results of the studies;
4. an additional community wide engagement program be developed and implemented on next steps for Arts and Culture facilities in West Vancouver; and
5. staff report back to Council on the results of the community wide engagement and the outcomes of these studies for an Arts and Culture Facility to be located at Ambleside Park – Tennis Courts site.

8.0 Conclusion

The Arts and Culture Facility Planning is in the preliminary stages. To date, the planning has included the following:

- Arts Facility Plan: a data driven comprehensive needs assessment
- Arts Facilities Site Identification Analysis: a review of 13 District-owned and seven privately owned sites in the Ambleside area which includes Class D costing for the top-ranked District sites: Ambleside Park – Tennis Courts and the Ambleside – South Park Lot.

The Arts Facilities Site Identification Analysis public engagement and consultation process was held from mid-May to mid-June 2021, with an open survey from May 18 to June 16. The inconclusive survey results revealed that the community has outstanding questions and concerns regarding the reasons for replacing the existing District arts and culture facilities and the funding and operational strategies for a replacement facility. As such, staff need to further engage with the community on the future of arts and culture facilities in the District.

Date: July 15, 2021
From: Donna Powers, Director, Community Engagement & Communications
Christie Rosta, Cultural Services Manager
Subject: Arts Facilities Site Identification Analysis – Results of Public Engagement & Consultation

Authors: 

Donna Powers, Director, Community Engagement & Communications



Christie Rosta, Cultural Services Manager

Concurrence: 

Doti Niedermayer, Senior Manager, Cultural Services



Isabel Gordon, Director, Financial Services

Appendix A: Arts & Culture Centre Site Selection – Engagement Summary Report

Arts & Culture Centre Site Selection

Engagement Summary Report

July 9, 2021

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Prepared by:

- District of West Vancouver Community Relations & Communications staff, and
- Cornerstone Planning Group

July, 2021

1.0 Executive Summary

The following report summarizes the survey results of the District of West Vancouver's public consultation on the work done to date by the Arts Facilities Advisory Committee, in particular, the outcomes of the *Arts Facilities Site Identification Analysis* completed by Cornerstone Planning Group.

This study analyzed the Ambleside region for suitable sites for future arts facilities and ranked them based on site selection criteria. The outcomes of this study, and subsequent Council decisions, was the recommendation to present two site options for public consideration.

- Option #1: Ambleside Park – Tennis Courts Consolidated Facility
- Option #2: Ambleside Park – South Parking Lot Consolidated Facility

This consultation followed Council's recommendations of two previous works, the Arts & Culture Facilities Plan (June 2019) and the Arts Facilities Site Identification Analysis (March 2020).

The Arts & Culture Centre Site Selection engagement represents one step in the ongoing work to seek a solution to those needs, and the results will facilitate future discussions.

2.0 Background

Planning for an Arts & Culture Centre in West Vancouver

West Vancouver has a thriving arts and culture community, including an Art Museum, arts and culture programs and activities, and practicing community arts groups. The existing facilities that house these programs—Gertrude Lawson House, the Silk Purse, and the Music Box—were designed as residential homes and are not suited for public assembly. They are old and beyond the end of their useful life.

Previous Engagement

In 2018, the District conducted extensive community engagement to inform the creation of an *Arts & Culture Strategy*. The strategy lays a foundation for the advancement of arts and culture and identified the need to address both the deficit in arts facilities and the aging and unsuitable current facilities being used for the arts in West Vancouver.

In 2018, Council created the Arts Facilities Advisory Committee to consider the existing needs of arts and culture activities in West Vancouver and to develop an arts and culture facilities plan.

Arts & Culture Facility Plan

In 2019, the Arts Facilities Advisory Committee worked with Cornerstone Planning Group to create the *Arts & Culture Facilities Plan* (June 2019). This document identified and quantified West Vancouver's need for exhibition, performance, workshop/studio, programming and storage spaces to support West Vancouver's current and future arts and culture community for the next 20 years.

The study revealed two viable development options for an arts facility that meets the community need: One Consolidated Facility replacing the programming at the Art Museum, Silk Purse and Music Box that will accommodate projected growth of the arts and culture sector 20 years into the future, and Two Separate Facilities (A Community Arts Facility and an Art Museum) to replace the same programming as the consolidated option.

Site Identification Analysis

In 2020, the Arts Facilities Advisory Committee worked with Cornerstone Planning Group to create the Arts Facilities Site Identification Analysis (February 2020). This document identified the most suitable locations for developing a new facility or facilities.

The Arts Facilities Advisory Committee reviewed more than 20 potential sites and has been before Council to present their recommendations twice, on March 9, 2020, and on September 14, 2020. The top recommended sites are both on District-owned land.

During the review process, Council directed staff to eliminate the option for Two Separate Facilities due to the high cost.

Council directed staff to engage with private property owners to explore the possibility of incorporating an arts and culture facility into a mixed-use development, at no capital cost to the District. On April 12, 2021, Council received information on the density needed to support the inclusion of an arts facility on the 1400 block of Marine Drive without any capital cost to the District. At this meeting, Council directed staff not to include this option in the public consultation process because the density required would be significant.

With the elimination of these options, two remaining site options went forward for public consideration.

- Option #1: Ambleside Park – Tennis Courts Consolidated Facility
- Option #2: Ambleside Park – South Parking Lot Consolidated Facility

3.0 Community Engagement: May 18 to June 16, 2021

3.1 Purpose

Planning for an Arts & Culture Facility is in the early stages. The next stage of planning is to determine a governance model, functional program, and funding strategy. A site for the proposed facility must be determined before that planning work can proceed.

This community engagement was designed to determine the community's preference for the two site options presented, and the results will facilitate future study and discussion.

Option 1: Ambleside Park – Tennis Courts

This site fronts Marine Drive and 13th Street, resides within Ambleside Park, and is in close proximity to the waterfront. Vehicle access to the site is from 13th Street, while pedestrian and transit access is primarily from Marine Drive. The property is currently occupied by three (3) tennis courts and approximately 50 parking stalls used by Ambleside Park sport groups and visitors.

Option 2: Ambleside Park – South Parking Lot

This site is located on the waterfront, south of the rail line and Spirit Trail. Vehicle access is from Argyle Avenue and pedestrian access is from the Spirit Trail. The landscaped site currently serves as a parking lot with approximately 100 stalls, as well as occasional use for special events.

3.2 Participation

There were 1,327 public and stakeholder interactions during the consultation period from May 18 to June 16, 2021.

- 38 people attended two virtual information meetings
- 1,214 people completed online feedback forms
- 67 written submissions were received by Mayor and Council
- 8 written submissions were received by the staff project lead

3.3 Engagement Topics

The District's consultation process sought feedback on the following topics:

- Which location do you prefer for a future Arts & Culture Centre?
 - Option 1: Ambleside Park – Tennis Courts
 - Option 2 – Ambleside Park – South Parking Lot
 - I like both Option 1 and Option 2
 - I do not like either option
- Respondents were asked to describe their reasons for their choice and to provide any further comments on the subject

3.4 Notification

Identification of opportunities to participate in the consultation included:

Newspaper advertising

Advertisements ran in the North Shore News on the following dates:

- Wednesday, May 26, and Wednesday, June 2

Print materials

The advertisement was posted at the following facilities:

- West Vancouver Community Centre
- Gleneagles Community Centre
- Seniors' Activity Centre

- West Vancouver Art Museum
- West Vancouver Memorial Library (also posted on their online community bulletin board)

Social media

A social media campaign notifying the public of the engagement opportunity included:

- two Facebook posts on May 26 and June 14, 2021, reached 3,508 people
- three Instagram posts on May 19, May 26 and June 14, 2021, reached 871, 370, and 645 people, respectively (total 1,876)
- four Twitter posts on May 19, May 26, May 27 and June 14, 2021, made 861, 628, 831, and 709 impressions, respectively (total 3,029)
- one LinkedIn post on May 19, 2021, reached 344 people
- one YouTube video viewed 581 times

Engagement website

A project web page on westvancouverITE.ca/artsplanning hosted information materials, reports and illustrations, a video, common questions and answers related to the project, milestone dates, background material and an online feedback form.

From May 18 to June 16, 2,455 participants visited the web page. Of those, 169 participants took further action to become informed by reviewing the informational materials posted, and 1,267 participants filled out an online questionnaire.

District website

The homepage of westvancouver.ca featured a banner image promoting the project which directed visitors to the project page when clicked.

Meeting dates were also posted to the westvancouver.ca calendar and the engagement and meeting dates were also promoted on the *WestVanConnect* mobile app from May 18 to June 16.

Email

- An email announcing the Arts & Culture Centre Site Selection project was sent to 2,727 westvancouverite subscribers on May 19, 2021
- Email newsletters promoting the Arts & Culture Centre Site Selection project were sent to the following groups on May 19, 2021:
 - Museum e-news – 871 subscribers
 - artsWEST – 8,817 subscribers
 - Ferry Buildings Gallery e-news – 910 subscribers
 - e-west – 1,417 subscribers

- e-news for Gleneagles Community Centre, West Vancouver Community Centre, and Seniors' Activity Centre – 8,871 subscribers
- On May 28, 2021, and again on June 9, the Mayor's Update e-newsletter provided information on the Arts & Culture Site Selection project to 1,339 subscribers

Total number of emails sent: 18,244.

3.5 Engagement Methods

3.5.1 Online information materials and feedback form

A web-based project page provided comprehensive information materials about the proposal and the background. The Arts & Culture Strategy, the Arts & Culture Facilities Plan, the Arts Facilities Site Identification Analysis, previous Council decisions, illustrations, frequently asked questions, project timeline, and videos were presented as background to the online feedback form.

3.5.2 Community / Virtual Information meetings

Two virtual information meetings were held to inform participants about the process undertaken to determine the final site options, and the opportunities and challenges presented by each site, followed by a question and answer period. Members of the Arts Facility Advisory Committee, consultants from Cornerstone Planning, District staff from Cultural Services and Community Relations & Communications were present to share information, answer questions and record feedback.

The meetings were advertised and the open to anyone with an internet connection. Each meeting lasted 1.5 hours. The presentation portion of the meetings were recorded and posted to the project page for others to watch. The questions and answers from each meeting were posted to the project page.

3.5.6 Correspondence

The project page featured contact information for those who wished to contribute by email. Correspondence regarding the proposal addressed to Mayor and Council or the staff project lead during the engagement period was received as open-ended comments for the purposes of the consultation. Responses to correspondence provided information about the project and the background.

4.0 Community Engagement Results

4.1 Feedback Form

Input on the engagement topics was collected on 1,213 online feedback forms.

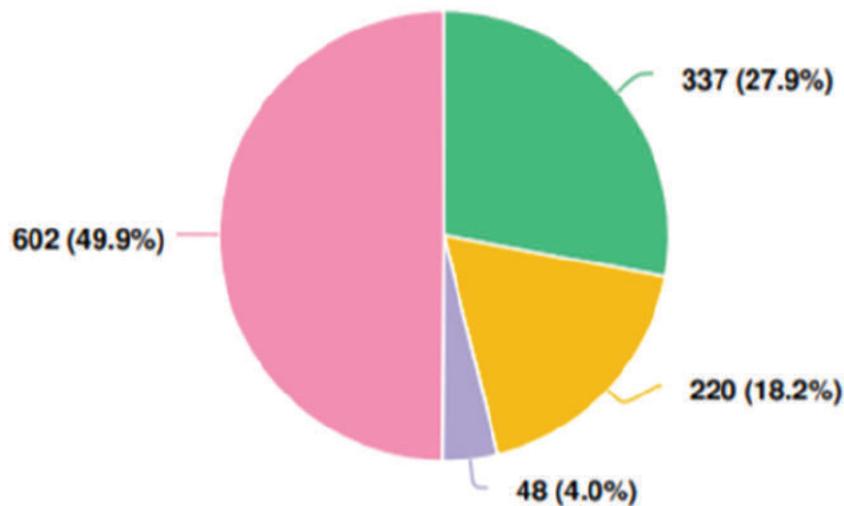
Please note:

- Not all respondents answered every question.
- The views represented in the feedback form results reflect the priorities and concerns of engagement participants. They may not be representative of the views of the public and other stakeholders because participants self-selected into the Proposed Arts & Culture Centre Site Selection engagement and therefore do not reflect a random sample.

4.1.1 Feedback form: Quantitative results

Question #1: Which location do you prefer for a future Arts & Culture Centre?

- Option 1: Ambleside Park – Tennis Courts (27.9%)
- Option 2: Ambleside Park – South Parking Lot (18.2%)
- I like both Option 1 and Option 2 (4.0%)
- I do not like either option (49.9%)



(1,207 responses, 6 skipped)

There is an approximate split between respondents who selected one or both sites and those who did not like either option. If only considering the data, it would appear that there is an equal amount of those who would like a facility to be located in Ambleside Park as there are for those who do not support the development. Questions #2 and #3 are analyzed below for further understanding.

4.1.2 Feedback form: Qualitative results

Question #2 – Please briefly explain why you chose this response for Question #1.

Question #3 - Do you have any comments related to site selection for West Vancouver’s Arts and Culture Facility?

Please note:

- Both Questions #2 and #3 provided opportunity for open-ended comments
- Some respondents may have repeated similar comment themes in each open-ended opportunity.
- Question #2 was intended as an opportunity to present rationale for the choice made in Question #1. Question #3 was intended as an opportunity to provide any additional comment. In many cases, respondents would carry on their response from Question #2 into Question #3, or repeat their comments. For this reason, Questions #2 and #3 have been combined for analysis.
- The following represent the most commonly represented themes of all respondent, separated by “in favour of the project” and “concerns associated with project”.

Key themes “in support of the project”	# of Mentions
<p>Better access to the site / facility: Access was the most referenced justification for selection of one of the site options.</p> <p>40% of the respondents that selected the Tennis Courts site as their preferred option did so because they thought it had better access for visitors. 10% of the respondents that selected the South Parking Lot site noted better public access to this location</p>	155
<p>Better relationship to the water / park land: The site’s relationship to the waterfront/park land was the second most prevalent factor for selecting a site preference. 41% of respondents selected the South Parking Lot as their preferred option due to the site’s beneficial relationship to the waterfront and parkland.</p>	126
<p>Less impact on parkland / waterfront: While this category is similar to the one that preceded it (better relationship to the water /park land), it differs due to the phraseology of the respondents reasoning. For example, some respondents thought that the South Parking lot site offered amazing views and offered a more synergistic relationship with the environment and the arts, and ultimately a more harmonious relationship with Ambleside Park and all of its activities, whereas others simply selected the option in which they perceived to have less of an impact on natural space. 33% of the respondents that selected the Tennis Courts</p>	119

Key themes “in support of the project”	# of Mentions
as their preferred option noted they did so in part because this option had a smaller impact on parkland and waterfront.	
Less negative impact on parking: Another major deciding factor in respondents’ selection of their preferred site related to the perceived impact on parking in Ambleside Park. 33% of the respondents that selected the Tennis Courts as their preferred option noted they did so in part because this option had less impact on parking.	116
Better synergy with recreation: Another large portion of the respondents who selected a site option argued that one of the two sites presented better synergistic opportunities with adjacent recreation spaces and activities. 42% of respondents that selected Option #2 (South Parking Lot) noted they did so in part to minimize the impact to recreation (namely, losing tennis courts).	107

Key themes for “concerns associated with the project”	# of Mentions
Concerns about disrupting recreation activities: There were significant and notable concerns surrounding using a site within Ambleside Park that would decrease the existing recreation space. Of the 602 respondents that did not like either option, 39% of them noted concern about disrupting recreation activities. There was particular concern around losing community tennis courts.	238
Other more suitable locations: 36% of respondents that did not like either site option noted that there are other more suitable sites for an Arts Facility in the community. 10% noted that Klee Wyck should be given consideration for accommodating an Arts Facility.	224
No need for an Arts Facility – Ask the community what they want: 35% of the respondents who did not like any option questioned the need for a new Arts Facility. This rationale indicates that much of the wider community (as opposed to the arts community) simply do not think an arts facility would benefit their community and that there are other more pressing priorities, thereby revealing a gap in the values shared by the arts community and the wider community.	215
Concerns about losing Park Land / Green Space / Waterfront: 34% of the respondents who did not like any option expressed concerns related to losing park land / green space and waterfront. They also noted their concern about the secondary impacts on park space from a large building in that there would be	209

Key themes for “concerns associated with the project”	# of Mentions
more visitor traffic, congestion, blocked views, and an overall lesser emphasis on natural space.	
Tax dollars should go elsewhere: not a priority for West Vancouver: 32% of the respondents indicated that there are perhaps other priorities in West Vancouver that warrant the use of tax dollars. Many comments suggested increased maintenance and upgrades to existing facilities and assets, and worried that the timing of such a facility in the wake of a pandemic did not align.	195
Strongly oppose Arts Facility: 31% of respondents who did not like any option, strongly opposed the Arts Facility Project.	190
Concerns about high capital cost: Similar to the Tax Dollars response, 28% of the respondents were wary about the high cost of such a facility.	169
Concerns about losing parking: 26% of the respondents who did not like any site option expressed concern about the project resulting in less available parking stalls.	156

Combined Sentiments – Key Takeaways

To the key findings noted previously, it should be noted that, although approximately half of the respondents selected one or both of the Ambleside Parks sites as their preference, they had similar concerns to those who did not like either of the options, although on a notably smaller scale.

The most prevalent concerns noted by respondents both in favour and opposed are as follows:

- Fiscal concerns (capital, operational and taxes) – 36%
- Other more suitable location – 22.3%
- Concerns about losing recreation space – 22.1%
- Concerns about losing park land / green space / waterfront – 19%
- No need for a new building – 18.3%
- Concerns about traffic and congestion – 18%
- Concerns about losing parking – 15%

Of particular note, 22.3% thought that if an Arts Facility were to be developed, there were likely other more suitable locations elsewhere in West Vancouver, which suggests that respondents may not have been informed on previous studies or that they were not aligned with the site selection criteria.

4.2 Correspondence

The following are summary results of the letters and emails received by Council and the staff project lead during the consultation period.

Please note: The total number of mentions for a key theme may exceed the total number of correspondence items as participants may have commented on more than one topic.

Following is a summary of the most frequently mentioned themes.

Key themes from correspondence (75 pieces of correspondence)	# of Mentions
strongly oppose the arts & culture proposal in general	30
strongly support the arts & culture proposal in general	29
Form email with subject "NO to another Arts Centre"	19
I was not asked if I want an arts & culture centre or I didn't know about this until now or Council should ask taxpayers	18
West Van needs space for increased arts programming	16
general concerns about the high capital costs	13
concerned about false information being spread by "concerned residents of west van"	13
arts centre is a real asset in our community	12

4.3 Virtual Information Meeting Key Themes

Two virtual information meetings were held to provide information about the process undertaken to determine the final site options, and the opportunities and challenges presented by each site, followed by a question and answer period.

The following are summary results of the key themes that arose during the question and answer period of the two meetings. A detailed record of questions and answers from the meetings can be accessed at westvancouverite.ca/artsplanning.

Virtual Information Meetings	
Meeting	Key Themes
<p>Thursday, May 27, 2021 1–2:30 p.m.</p> <p>(approximately 17 attendees)</p>	<ul style="list-style-type: none"> Concerns that other sites should be considered instead of Ambleside Park, including District-owned land near Municipal Hall and the West Vancouver Community Centre site Concerns about the process for the site selection analysis Do not support an arts centre on the waterfront Questions about future fundraising process Values statement - maintain open park spaces as they are
<p>Wednesday, June 2, 2021 6–7:30 p.m.</p> <p>(approximately 21 attendees)</p>	<ul style="list-style-type: none"> Concerns for the future of the tennis courts Concerns about proximity to train tracks Concerns about project costs and funding models Functional space suggestions: public lounge space to enjoy the waterfront location, performance space, lecture space Question about engagement with Squamish Nation Statement that it would make no sense to undertake a project of this magnitude and not take advantage of the waterfront Concerns that the project will not move forward

5.0 Summary

Analysis of the quantitative and qualitative data collected during the engagement period indicate the following:

- Of the respondents that preferred one or both of the sites presented, the majority favoured the tennis courts site.
- While half of the respondents selected their preferred location of an Arts Facility in Ambleside Park, they also noted a number of concerns.
- The majority of respondents have concerns in allocating such a facility in Ambleside Park relative to the perceived loss of parking, park and waterfront space, view corridors, disruption of recreation activities and the impact it would have on traffic congestion in the area.
- Respondents showed a general lack of awareness of previously completed studies, with input often contradicting previous findings. Many survey respondents displayed a lack of knowledge about how this project came about, the rationale behind it, and what consultation had already been done in the past. Key indicators of this are:
 - 18% of all respondents questioned if there was actually a need for a new/replacement facility.
 - 15% of all respondents noted concerns around losing parking as a result of the development, while there was significant consideration to ensure that all displaced parking stalls would be replaced and net new parking would be added to support the Arts Facility.
- The value system developed by the Arts Facilities Advisory Committee as part of the site identification analysis is different than that of many of the respondents. This was highlighted by significant opposition for any changes to the use of Ambleside Park. The value system developed for site identification did not exclude park space in the evaluation of 13 District-owned sites. If one were to assume the survey responses were reflective of the wider community, it is clear that there is a significant gap between the values used to guide the site selection process, and the values of the wider community.
- The community has many concerns about questions that remain unanswered at this stage. Some of the top-noted concerns relate to work that District staff plan to do in the next phase of the project, pending Council approval. Key questions from the community are:
 - How will the facility be paid for?
 - How much will the facility cost to operate annually?
 - Will this development impact community member taxes?
 - Where will the tennis courts be replaced?
 - How will this development impact traffic and congestion at 13th Street and Marine?

The governance model, funding model, operational costs, traffic impact and how this project relates to other District priorities are still unknown. The Arts & Culture Centre Site Selection engagement is one step in the ongoing work to seek a solution to those needs, and the results will facilitate future discussions.

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Support for Arts & Culture Centre Planning to Proceed

July 15, 2021

Dear Mayor and Council,

I am co-chair of the Arts Facilities Advisory Committee but am writing as a private citizen to urge you to support the recommendation coming before you on July 26 regarding the next phase of planning for a new Arts & Culture Centre.

As is obvious to any casual observer, and as you and the citizens of West Vancouver well know, our current arts facilities are deteriorating fast, are largely inaccessible to those in wheelchairs or with canes, and are wholly inadequate to the kinds of activities taking place in them now.

Cramped and overcrowded “bedrooms” and “living rooms” in repurposed old houses being used as rehearsal, performance, and workshop spaces cannot properly accommodate the needs of performers, programmers, arts educators, and students now, let alone sustain growth for the next 20 years. Some works in the collection of the West Vancouver Art Museum (which includes works by luminaries such as Gordon Smith, Emily Carr, Jack Shadbolt, B.C. Binning, Joan Balzar, and Pierre Coupey) are even housed in a garage.

How can we expect potential donors to consider leaving their legacies to West Van if their artworks only end up in a shed? How can future artists, architects, actors, musicians, media arts designers and educators be allowed to flourish if all we give them are closets and kitchens in which to learn, practice, and produce? How can we enhance the lives of the elderly through concerts and talks or workshops and classes if our facilities don't even allow them access to the buildings?

Our District—our kids, youth, adults, and seniors—deserve much better and yes, progress has a cost. The WV Community Centre was fought tooth and nail by some when the plan was proposed years ago; now it's one of our most successful and beloved community assets. More than just passion, vision, and business acumen, that project took exceptional leadership from WV Council. It took recognition from elected officials concerned for the health, well-being, and future of our community to push for change and to serve our citizens better.

Since 2018, a great deal of work has been done to identify failing buildings, define current and future users and audiences, determine the social and economic benefits, and evaluate potential sites for a new Arts & Culture Centre (see <https://westvancouver.ca/arts-culture/arts-culture-strategy>). Yet all of this research simply builds on the needs and desires of stakeholders, practitioners and, of course, the public, expressed over a **decade of studies**. For those who do the reading, the evidence is there, and the evidence is clear: the arts are necessary to the well-being of any community, are contributors to productive careers for our kids, and are significant economic drivers for the neighbourhoods in which they are situated.

I urge Council to take positive action on July 26 and approve the recommendation to go to the next phase of planning for an Arts & Culture Centre, including developing a business plan, fundraising plan, and governance model. Vast numbers of your constituents are counting on you to do the right thing—and do the thing right—by investing in the future of the arts in our community now.

One last thought: if you don't approve the recommendation, then what? Will the Silk Purse be allowed to flood one too many times, and then have to close forever, leaving the West Van Community Arts Council and the many arts organizations who offer concerts, classes, kids camps, and visual arts and literary events there without a home? Will the Music Box just continue to rot from the inside, until it, too, has to be shut down? Will the WV Art Museum have to continue to decline significant collections due to lack of space and a leaky building?

Costs to remediate these buildings are prohibitive (just to raise the Ferry Building above the flood plain and install a washroom required a \$1,010,360 grant from the Federal Government and \$841,882 from the BC Govt), and to consider replacing them on their current sites is just irresponsible. Besides construction costs (again, on a flood plain), for every one of these three buildings, systems, staffing, and maintenance would have to be duplicated, costing taxpayers far more in the long run than constructing a consolidated Arts & Culture Centre to serve all of West Van.

If you don't care about the people who use, support, exhibit, perform, learn from, and enjoy the kinds of programming that take place in these spaces, then your decision is easy. If you do care, then the decision may be harder, but I guarantee it will come with a legacy as positive and powerful as any you may have made as elected officials so far. Every great city in the world makes space for the arts, celebrates the arts, and encourages education and participation in the arts; our District should be doing the same.

So take the tougher road and approve the July 26 recommendation to proceed with the next phase of work on the Arts Centre proposal. We are worth it.

Thank you,
Jennifer Webb

[REDACTED] s.22(1)
West Vancouver, BC [REDACTED] s.22(1)
[REDACTED] s.22(1)

PLEASE DO NOT REDACT MY NAME FROM THIS CORRESPONDENCE. THANK YOU.

From: Nigel Malkin [REDACTED] s. 22(1)
Sent: Sunday, July 25, 2021 8:41 AM
To: MayorandCouncil
Subject: Fwd: Fw: West Van Arts Facility needs your help!
Attachments: WV_Arts_Centre_Report_-_results_to_July_2021.pdf;
JW_letter_to_Mayor__amp__Council_July_15_2021.docx

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council,

So after spending money to find out that half of the district do not want an arts center the arts guild rally the troops to send in letters of support. The support for the proposed 25,000+ square foot \$30,000,000- who knows what with constructing prices is not there. Save the restart money and spend it on renting a portable building for our youth to socialize as there is no youth center. This is part of emergency COVID relief money and to spend it on an un-funded and poorly supported arts center is not what the funds were supposed to be for.

Regards Nigel Malkin
[REDACTED] s. 22(1) West Vancouver, BC [REDACTED] s. 22(1)
Do not retract my name

THIS JUST IN - from the Nort Shore Artists Guild ... asking members to write to Council - whether or not they happen to be residents of West Van.

----- Forwarded message -----

From: **North Shore Artists' Guild** <contact@nsartists.ca>
Date: Sat, Jul 24, 2021 at 12:44 PM
Subject: West Van Arts Facility needs your help!
To: [REDACTED] s. 22(1)

Dear Members,

I hope your summer is progressing well. We are very fortunate not to be affected by the smoke from all the wildfires and are safe to this point. We have a clearer sight to the easing of the pandemic, and the ability to get together socially again.

I am writing to you once again to seek your support for the West Vancouver Arts & Culture Facility. Council is voting on Monday, July 26 to spend **\$150,000 of the COVID Safe Restart Grant to further the plans for the West Van Arts & Culture Facility. Sadly, at this time, the recent survey conducted by West Van shows only 50% support for the facility. This underwhelming support seems to be through lack of knowledge of the needs, the funding, and how the facility would be operated. The strongest naysayers particularly do not seem to understand what the facility would be used for; it is NOT**

just another art gallery – it is a public gathering space, practice space, meeting space and exhibition/performing space for arts of all forms.

From the public survey that was conducted May to mid-June, it became apparent that there was still much public misconception and misunderstanding about the need for a centre, the data analysis that has been done to determine what and where the facility should be located, and how it would be funded. As a result, Council needs to approve the spend of \$150,000 that is available to the District to:

- Conduct further community wide engagement to ensure the correct information is in the hands of the public and voters
- Research and propose a Governance Model
- Research and propose a Fundraising Plan

What can you do? Whether you are a West Van resident or not, please take the time:

1. Once again, write to Mayor and Council with your words of support (it can be brief) for the Arts & Culture Centre and the need to spend \$150,000 now for the next step in voter and public engagement.

mayorandcouncil@westvancouver.ca

2. Attend the Council Meeting on July 26 at 6pm to voice your support. How to participate:

<https://westvancouver.ca/government/mayor-council/agendas-minutes/regular-council-meeting-88>

Attached is:

- The latest report that summarizes the work to date, and the results of the recently conducted survey. This can also be accessed through

<https://westvancouver.ca/sites/default/files/dwv/council-agendas/2021/jul/26/21jul26-5.pdf>

- An excellent letter from Jennifer Webb, co-Chair of the Arts Facilities Advisory Committee outlining the need to support the work being done.

This is a synopsis of the key information from the attached report that will help you understand the history and why we need you to write to the Mayor and Council:

District of West Vancouver (District) arts and culture programs have been delivered to the community in multiple small residential houses for many years. The Music Box and Silk Purse were built in the mid-1920s, Gertrude Lawson in 1940, and Klee Wyck in 1925. These residential houses were not built for public gatherings, programs, or long term public use. They are in poor condition and past their useful life. Gertrude Lawson and Klee Wyck are located in residential areas. Klee Wyck is slated for demolition in 2021 and has not delivered arts programming since 2008. All previous tenant arts groups and programs have moved to the waterfront in the Ambleside area. Over the past 20 years, significant contributions of volunteer time and resources by community members, artists, architects, and District staff have assisted in determining the requirement for purpose-built replacement facilities for District delivered arts and culture programs.

From October 2018 to June 2019, the AFAC completed the first phase of facility planning and produced the Arts & Culture Facilities Plan (Facilities Plan), a comprehensive data-driven needs assessment.

The Facilities Plan identified that 25,000 sq. ft. is required to replace existing District facilities (Music Box, Silk Purse, Gertrude Lawson house) and meet future demand. The Facilities Plan identified that the Ambleside area is the most suitable location for a consolidated Arts and Culture Facility to bring benefit to residents, businesses, and visitors. A new facility will create spaces for social interaction, build community, provide services for the neighbourhood, and be a key economic stimulator for nearby businesses. From October 2019 to March 9, 2020, the AFAC conducted the Arts Facilities Site Identification Analysis (Analysis) that reviewed 12 Districtowned sites and seven privately owned sites suitable to accommodate new arts facilities. Thirteen core principles guided the evaluation of each site and formed the basis for ranking each site. The guiding principles included: Arts & Culture Connectivity; Financial Efficiency; Placemaking/Destination Ability; Functional Appropriateness; Pedestrian/Vehicle Public Access; Economic Connectivity; Future Flexibility; Parking & Loading; Neighbourhood Enhancement; Sustainability; Alignment with Planning and Policy; Development Timing; and Development Complexity. The results of this Analysis and subsequent planning recommended presenting two site options for a consolidated 25,000 sq. ft. facility:

Ambleside Park – Tennis Courts

Ambleside Park – South Parking Lot

Thank you for taking the time to write and to attend meetings with the Mayor and Council. Our NSAG future is dependent on West Vancouver getting the project done right so that we have a home for meeting, practicing, learning, and exhibiting!

Ingrid Gutzmann

President

This message was sent by:

North Shore Artists' Guild
PO Box 91051, West Vancouver, BC V7V 3N3

[Change Your Contact Information](#) - [Unsubscribe](#)



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

COUNCIL REPORT

Date:	July 15, 2021
From:	Donna Powers, Director, Community Engagement & Communications Christie Rosta, Cultural Services Manager
Subject:	Arts Facilities Site Identification Analysis – Results of Public Engagement & Consultation
File:	0116-20-AFAC

RECOMMENDATION

THAT

1. the Arts & Culture Centre Site Selection – Engagement Summary Report be received;
2. \$150,000 of the \$270,000 originally allocated from the COVID Safe Restart Grant be expended to develop an additional community wide engagement program on next steps for arts and culture facilities in West Vancouver, and the development of a governance model and a fundraising plan for the replacement of the facilities for arts and culture in West Vancouver; and
3. staff report back to Council on the results of the community engagement, governance model, and fundraising plan.

1.0 Purpose

The purpose of this report is to present the Arts & Culture Centre Site Selection Engagement Summary Report, attached as **Appendix A**, and to recommend the development of a further community wide engagement program, as well as move forward with developing a governance model and fundraising plan.

2.0 Legislation/Bylaw/Policy

The Community Outreach and Engagement Policy #02-10-362 provides for a consistent and transparent approach to community outreach and engagement.

The Arts Facilities Advisory Committee (AFAC), a committee of Council, formed in July 2018, oversees the development of arts and culture facilities planning and makes recommendations to Council.

3.0 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 Bylaw 4985, 2018

The following sections of the Official Community Plan (OCP) are applicable to this report:

Strengthening our commercial centres and nodes

2.3.1 Emphasize Ambleside Municipal Town Facility as the heart of West Vancouver with commercial land uses, such as:

- b. Arts and cultural spaces

Enhancing public facilities and spaces

2.8.9 Maintain and optimize existing civic facility (e.g., community centres and libraries) and manage space flexibly or potentially expand to meet changing needs.

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

2.8.11 Support the continual provision of community hubs (e.g., Child and Family Hub and Youth Services Hub) and explore the potential for neighbourhood hubs based on community partnerships.

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 centres;
- public plazas and gathering spaces;
- parks, trails and public realm improvements; and
- community or cultural facilities.

Promoting an engaged community

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

Embracing arts, creativity and lifelong education

2.9.6 Incorporate public art into both public and private sector projects to enhance public spaces and the walking and cycling environment.

- 2.9.7 Recognize the role that the creative sector plays in the community with respect to cultural tourism and heritage, economic development, community identity and quality of life

4.0 Financial Implications

The financial implications arising from the recommendation set out in this report amount to \$150,000. These funds have been allocated in the COVID Safe Restart Grant Fund. The Restart Grant fund is an appropriate source of funds for this work, as the funds which would ordinarily have been used for this purpose in 2020 were required to be diverted to pay for COVID-19 response requirements.

The funds will produce the following:

- Community wide engagement
- Governance model
- Fundraising plan

The financial implications of the decision to ultimately build an Arts and Culture Facility are significant in terms of capital costs, annualized asset maintenance costs, and ongoing operating costs.

5.0 Background

5.1 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 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.*

Council, at its March 9, 2020, regular meeting, passed the following resolution:

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.*

Council, at its September 14, 2020, regular meeting, passed the following resolution:

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.*

Council, at its April 12, 2021 regular meeting, passed the following resolution:

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

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.

5.2 History

District of West Vancouver (District) arts and culture programs have been delivered to the community in multiple small residential houses for many years. The Music Box and Silk Purse were built in the mid-1920s, Gertrude Lawson in 1940, and Klee Wyck in 1925. These residential houses were not built for public gatherings, programs, or long term public use. They are in poor condition and past their useful life. Gertrude Lawson and Klee Wyck are located in residential areas. Klee Wyck is slated for demolition in 2021 and has not delivered arts programming since 2008. All previous tenant arts groups and programs have moved to the waterfront in the Ambleside area.

Over the past 20 years, significant contributions of volunteer time and resources by community members, artists, architects, and District staff have assisted in determining the requirement for purpose-built replacement facilities for District delivered arts and culture programs.

The following documents have provided the foundation for the current 2019 Facilities Plan and 2020 Site Analysis:

- 1999 Recreation Facilities Master Plan
- 2006 West Vancouver Arts, Culture & Heritage Facility Development Study – Final Concept Plan
- 2009 West Vancouver Museum Art Architecture Design – Draft Design Brief Report and the West Vancouver Museum – A Vision for Ambleside Art Architecture Design
- 2012 Ambleside Cultural Facilities Strategy & Arts Facility Design Brief
- 2013 – 2014 Facility for Art, Architecture and Design Business Planning

- 2015 Ambleside Waterfront Concept Plan: Engagement Report
- 2017 District of West Vancouver Arts & Culture Strategy – Research Summary and SOAR Assessment
- 2018 District of West Vancouver Arts & Culture Strategy: Facility Needs Assessment Final Report
- 2018 District of West Vancouver Economic Development Plan
- 2018 West Vancouver Arts & Culture Strategy (2018 – 2023)

The AFAC was formed by Council in July 2018. Its Terms of Reference required the committee to prepare a comprehensive arts and culture facilities plan that considers the demands for arts and culture programming and services; growth and evolution of artistic practices and audiences; types of spaces and opportunities for co-location; as well as physical, administrative, governance, and capital, and operating funding needs.

From October 2018 to June 2019, the AFAC completed the first phase of facility planning and produced the Arts & Culture Facilities Plan (Facilities Plan), a comprehensive data-driven needs assessment.

The Facilities Plan identified that 25,000 sq. ft. is required to replace existing District facilities (Music Box, Silk Purse, Gertrude Lawson house) and meet future demand. The Facilities Plan identified that the Ambleside area is the most suitable location for a consolidated Arts and Culture Facility to bring benefit to residents, businesses, and visitors. A new facility will create spaces for social interaction, build community, provide services for the neighbourhood, and be a key economic stimulator for nearby businesses.

From October 2019 to March 9, 2020, the AFAC conducted the Arts Facilities Site Identification Analysis (Analysis) that reviewed 12 District-owned sites and seven privately owned sites suitable to accommodate new arts facilities. Thirteen core principles guided the evaluation of each site and formed the basis for ranking each site.

The guiding principles included: Arts & Culture Connectivity; Financial Efficiency; Placemaking/Destination Ability; Functional Appropriateness; Pedestrian/Vehicle Public Access; Economic Connectivity; Future Flexibility; Parking & Loading; Neighbourhood Enhancement; Sustainability; Alignment with Planning and Policy; Development Timing; and Development Complexity.

The results of this Analysis and subsequent planning recommended presenting two site options for a consolidated 25,000 sq. ft. facility:

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

Council endorsed the Analysis in March 2020 and directed staff to proceed to public consultation. Due to COVID-19, public engagement and consultation was delayed until April 2021.

6.0 Analysis

6.1 Discussion

The Arts and Culture Facility planning is in the early stages. Work completed in the planning process include the following:

- Arts Facilities Plan
A comprehensive data-driven needs assessment that determined the overall size and program spaces required to meet current and future arts and culture programming
- Arts Facilities Site Identification Analysis
A review of sites throughout the Ambleside area to house a 25,000 sq. ft. Arts and Culture Facility (as outlined in the needs assessment) and associated Class D costing.

Community Engagement & Consultation: Arts & Culture Facility – Site Selection

From May to mid-June, community consultation was conducted to gather community input on the Analysis top-ranked sites for an Arts and Culture Centre: Ambleside Park – Tennis Courts and Ambleside Park – South Parking Lot. The Arts Facilities Site Identification Analysis – Public Engagement & Consultation Summary Report is attached as **Appendix A**.

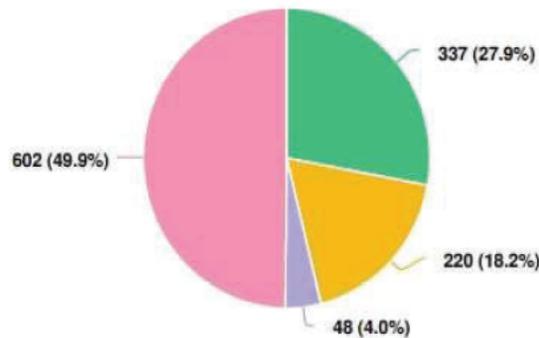
To engage residents and stakeholders on the two sites proposed for an Arts and Culture Facility, the following community consultation took place:

- An Arts & Culture Centre – Site Selection webpage was provided on www.westvancouverite.ca/artsplanning
- An online survey to gather feedback on the proposed Arts and Culture centre sites in Ambleside Park
- Two virtual information meetings
- Information and notification distributed through the following online newsletters, print advertisements in local newspaper and social media platforms.

Online Survey

The online survey was open from May 18 to June 16, 2021, and received 1,214 responses and included over 2,000 comments. The significant participation in the survey demonstrates a high level of public interest regarding the site selection for an Arts and Culture Facility.

Which location do you prefer for a future Arts & Culture Centre?



Question options

- Option 1: Ambleside Park - Tennis Courts
- Option 2: Ambleside Park - South Parking Lot
- I like both Option 1 and Option 2
- I do not like either option

Option	# of responses	%
Option 1: Ambleside Park – Tennis Courts	337	27.78%
Option 2: Ambleside Park – South Parking Lot	220	18.14%
I like both Options	48	3.96%
I do not like either Option	602	49.63%
Did not respond	6	0.49%

Figure 1: Overall Survey Results

The views represented on the survey reflect the priorities and concerns of engagement participants. They may not be representative of the views of the general public and other stakeholders because participants self-selected into the engagement and, therefore, do not reflect a random sample.

The survey results indicate that there is a 50/50 split for those that selected a site and those that do not like either option in Ambleside Park. Respondents that selected a site and respondents that did not like either option provided over 2,000 comments. The following are the top four high-level re-occurring themes that emerged from the input provided:

- Overall majority of respondents have concerns due to the perceived loss of parking, park and waterfront space, view corridors, disruption

of recreation activities, and the impact it may have on traffic congestion in the area.

- Respondents showed a general lack of awareness of previously completed studies often contradicting the previous studies' results/recommendations.
- The value system created to guide the Arts Facilities Site Identification Analysis supports a park location. This appears to be different from the values of many of the respondents who indicated strong opposition to using Ambleside Park for anything other than its current use.
- There are outstanding or unanswered questions that related to capital and operational costs, traffic impact, and how this project relates to other District priorities.

The survey indicates that the community has many questions that remain unanswered at this stage. Top-noted concerns include questions about the rationale for a replacement facility, how a replacement facility would be funded, and how it would be operated. These indicate a need for additional community engagement and studies.

Next Steps in Arts Facility Planning

Based on the inconclusive results of the community engagement and the significant questions that still remain, staff have determined that next steps are needed to further engage with the community on the current arts and culture facilities, programs, and activities and the future of arts and culture facilities in West Vancouver. The next phase will deal with the following:

- **Community Wide Engagement**
A community engagement program will be developed, with support from the Community Engagement Committee, to reach out to the community to provide information on the existing facilities and programs and determine next steps. It is expected that this engagement will be held at least partially in-person due to the significant improvement of the COVID-19 pandemic.
- **Governance Model**
A thorough review of current governance models in other arts facilities will be conducted and an analysis of these prospective models will be undertaken. A governance model will then be recommended for Council's consideration.
- **Fundraising Plan**
Staff, along with community members, will conduct a review of current fundraising strategies and best practices for other arts and culture facilities and then develop a fundraising plan specific to an arts and culture facility in West Vancouver.

6.2 Sustainability

One of the principles of social well-being and quality of life is a sense of belonging to and within our wider community. The District promotes an engaged community through meaningful civic engagement, volunteer programs, and information sharing.

6.3 Public Engagement and Outreach

The consultation process sought feedback on two sites that can accommodate an Arts and Culture Facility in Ambleside Park. The Community Engagement Committee reviewed and confirmed the public engagement and consultation plan.

There were 1,327 public and stakeholder interactions during the consultation period from May 16 to June 16, 2021:

- 38 people attended two virtual information meetings;
- 1,214 people completed online feedback forms;
- 67 written submissions were received by Mayor and Council; and
- 8 written submissions were received by the staff project lead.

6.4 Other Communication, Consultation, and Research

Correspondence to Mayor and Council was received and tabulated as part of the input for this consultation.

7.0 Options

7.1 Recommended Option

THAT

1. the Arts & Culture Centre Site Selection – Engagement Summary Report be received;
2. \$150,000 of the \$270,000 originally allocated from the COVID Safe Restart Grant be expended to develop an additional community wide engagement program on next steps for arts and culture facilities in West Vancouver, and the development of a governance model and a fundraising plan for the replacement of the facilities for arts and culture in West Vancouver; and
3. staff report back to Council on the results of the community engagement, governance model, and fundraising plan.

7.2 Considered Options

THAT

1. the Arts & Culture Centre Site Selection – Engagement Summary Report be received;
2. the Ambleside Park – Tennis Courts site be further studied to further develop detailed operating and capital costs to build a 25,000 sq. ft. Arts and Culture Facility;
3. \$270,000 be authorized to be expended from the COVID Safe Restart Grant to develop a functional program, governance model, fundraising plan and to undertake a parking and transportation study and a site condition assessment study for an Arts and Culture Facility to be located at Ambleside Park – Tennis Courts site and staff report back to Council on the results of the studies;
4. an additional community wide engagement program be developed and implemented on next steps for Arts and Culture facilities in West Vancouver; and
5. staff report back to Council on the results of the community wide engagement and the outcomes of these studies for an Arts and Culture Facility to be located at Ambleside Park – Tennis Courts site.

8.0 Conclusion

The Arts and Culture Facility Planning is in the preliminary stages. To date, the planning has included the following:

- Arts Facility Plan: a data driven comprehensive needs assessment
- Arts Facilities Site Identification Analysis: a review of 13 District-owned and seven privately owned sites in the Ambleside area which includes Class D costing for the top-ranked District sites: Ambleside Park – Tennis Courts and the Ambleside – South Park Lot.

The Arts Facilities Site Identification Analysis public engagement and consultation process was held from mid-May to mid-June 2021, with an open survey from May 18 to June 16. The inconclusive survey results revealed that the community has outstanding questions and concerns regarding the reasons for replacing the existing District arts and culture facilities and the funding and operational strategies for a replacement facility. As such, staff need to further engage with the community on the future of arts and culture facilities in the District.

Date: July 15, 2021
From: Donna Powers, Director, Community Engagement & Communications
Christie Rosta, Cultural Services Manager
Subject: Arts Facilities Site Identification Analysis – Results of Public Engagement & Consultation

Authors: 

Donna Powers, Director, Community Engagement & Communications



Christie Rosta, Cultural Services Manager

Concurrence: 

Doti Niedermayer, Senior Manager, Cultural Services



Isabel Gordon, Director, Financial Services

Appendix A: Arts & Culture Centre Site Selection – Engagement Summary Report

Arts & Culture Centre Site Selection

Engagement Summary Report

July 9, 2021

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Prepared by:

- District of West Vancouver Community Relations & Communications staff, and
- Cornerstone Planning Group

July, 2021

1.0 Executive Summary

The following report summarizes the survey results of the District of West Vancouver's public consultation on the work done to date by the Arts Facilities Advisory Committee, in particular, the outcomes of the *Arts Facilities Site Identification Analysis* completed by Cornerstone Planning Group.

This study analyzed the Ambleside region for suitable sites for future arts facilities and ranked them based on site selection criteria. The outcomes of this study, and subsequent Council decisions, was the recommendation to present two site options for public consideration.

- Option #1: Ambleside Park – Tennis Courts Consolidated Facility
- Option #2: Ambleside Park – South Parking Lot Consolidated Facility

This consultation followed Council's recommendations of two previous works, the Arts & Culture Facilities Plan (June 2019) and the Arts Facilities Site Identification Analysis (March 2020).

The Arts & Culture Centre Site Selection engagement represents one step in the ongoing work to seek a solution to those needs, and the results will facilitate future discussions.

2.0 Background

Planning for an Arts & Culture Centre in West Vancouver

West Vancouver has a thriving arts and culture community, including an Art Museum, arts and culture programs and activities, and practicing community arts groups. The existing facilities that house these programs—Gertrude Lawson House, the Silk Purse, and the Music Box—were designed as residential homes and are not suited for public assembly. They are old and beyond the end of their useful life.

Previous Engagement

In 2018, the District conducted extensive community engagement to inform the creation of an *Arts & Culture Strategy*. The strategy lays a foundation for the advancement of arts and culture and identified the need to address both the deficit in arts facilities and the aging and unsuitable current facilities being used for the arts in West Vancouver.

In 2018, Council created the Arts Facilities Advisory Committee to consider the existing needs of arts and culture activities in West Vancouver and to develop an arts and culture facilities plan.

Arts & Culture Facility Plan

In 2019, the Arts Facilities Advisory Committee worked with Cornerstone Planning Group to create the *Arts & Culture Facilities Plan* (June 2019). This document identified and quantified West Vancouver's need for exhibition, performance, workshop/studio, programming and storage spaces to support West Vancouver's current and future arts and culture community for the next 20 years.

The study revealed two viable development options for an arts facility that meets the community need: One Consolidated Facility replacing the programming at the Art Museum, Silk Purse and Music Box that will accommodate projected growth of the arts and culture sector 20 years into the future, and Two Separate Facilities (A Community Arts Facility and an Art Museum) to replace the same programming as the consolidated option.

Site Identification Analysis

In 2020, the Arts Facilities Advisory Committee worked with Cornerstone Planning Group to create the Arts Facilities Site Identification Analysis (February 2020). This document identified the most suitable locations for developing a new facility or facilities.

The Arts Facilities Advisory Committee reviewed more than 20 potential sites and has been before Council to present their recommendations twice, on March 9, 2020, and on September 14, 2020. The top recommended sites are both on District-owned land.

During the review process, Council directed staff to eliminate the option for Two Separate Facilities due to the high cost.

Council directed staff to engage with private property owners to explore the possibility of incorporating an arts and culture facility into a mixed-use development, at no capital cost to the District. On April 12, 2021, Council received information on the density needed to support the inclusion of an arts facility on the 1400 block of Marine Drive without any capital cost to the District. At this meeting, Council directed staff not to include this option in the public consultation process because the density required would be significant.

With the elimination of these options, two remaining site options went forward for public consideration.

- Option #1: Ambleside Park – Tennis Courts Consolidated Facility
- Option #2: Ambleside Park – South Parking Lot Consolidated Facility

3.0 Community Engagement: May 18 to June 16, 2021

3.1 Purpose

Planning for an Arts & Culture Facility is in the early stages. The next stage of planning is to determine a governance model, functional program, and funding strategy. A site for the proposed facility must be determined before that planning work can proceed.

This community engagement was designed to determine the community's preference for the two site options presented, and the results will facilitate future study and discussion.

Option 1: Ambleside Park – Tennis Courts

This site fronts Marine Drive and 13th Street, resides within Ambleside Park, and is in close proximity to the waterfront. Vehicle access to the site is from 13th Street, while pedestrian and transit access is primarily from Marine Drive. The property is currently occupied by three (3) tennis courts and approximately 50 parking stalls used by Ambleside Park sport groups and visitors.

Option 2: Ambleside Park – South Parking Lot

This site is located on the waterfront, south of the rail line and Spirit Trail. Vehicle access is from Argyle Avenue and pedestrian access is from the Spirit Trail. The landscaped site currently serves as a parking lot with approximately 100 stalls, as well as occasional use for special events.

3.2 Participation

There were 1,327 public and stakeholder interactions during the consultation period from May 18 to June 16, 2021.

- 38 people attended two virtual information meetings
- 1,214 people completed online feedback forms
- 67 written submissions were received by Mayor and Council
- 8 written submissions were received by the staff project lead

3.3 Engagement Topics

The District's consultation process sought feedback on the following topics:

- Which location do you prefer for a future Arts & Culture Centre?
 - Option 1: Ambleside Park – Tennis Courts
 - Option 2 – Ambleside Park – South Parking Lot
 - I like both Option 1 and Option 2
 - I do not like either option
- Respondents were asked to describe their reasons for their choice and to provide any further comments on the subject

3.4 Notification

Identification of opportunities to participate in the consultation included:

Newspaper advertising

Advertisements ran in the North Shore News on the following dates:

- Wednesday, May 26, and Wednesday, June 2

Print materials

The advertisement was posted at the following facilities:

- West Vancouver Community Centre
- Gleneagles Community Centre
- Seniors' Activity Centre

- West Vancouver Art Museum
- West Vancouver Memorial Library (also posted on their online community bulletin board)

Social media

A social media campaign notifying the public of the engagement opportunity included:

- two Facebook posts on May 26 and June 14, 2021, reached 3,508 people
- three Instagram posts on May 19, May 26 and June 14, 2021, reached 871, 370, and 645 people, respectively (total 1,876)
- four Twitter posts on May 19, May 26, May 27 and June 14, 2021, made 861, 628, 831, and 709 impressions, respectively (total 3,029)
- one LinkedIn post on May 19, 2021, reached 344 people
- one YouTube video viewed 581 times

Engagement website

A project web page on westvancouverITE.ca/artsplanning hosted information materials, reports and illustrations, a video, common questions and answers related to the project, milestone dates, background material and an online feedback form.

From May 18 to June 16, 2,455 participants visited the web page. Of those, 169 participants took further action to become informed by reviewing the informational materials posted, and 1,267 participants filled out an online questionnaire.

District website

The homepage of westvancouver.ca featured a banner image promoting the project which directed visitors to the project page when clicked.

Meeting dates were also posted to the westvancouver.ca calendar and the engagement and meeting dates were also promoted on the *WestVanConnect* mobile app from May 18 to June 16.

Email

- An email announcing the Arts & Culture Centre Site Selection project was sent to 2,727 westvancouverite subscribers on May 19, 2021
- Email newsletters promoting the Arts & Culture Centre Site Selection project were sent to the following groups on May 19, 2021:
 - Museum e-news – 871 subscribers
 - artsWEST – 8,817 subscribers
 - Ferry Buildings Gallery e-news – 910 subscribers
 - e-west – 1,417 subscribers

- e-news for Gleneagles Community Centre, West Vancouver Community Centre, and Seniors' Activity Centre – 8,871 subscribers
- On May 28, 2021, and again on June 9, the Mayor's Update e-newsletter provided information on the Arts & Culture Site Selection project to 1,339 subscribers

Total number of emails sent: 18,244.

3.5 Engagement Methods

3.5.1 Online information materials and feedback form

A web-based project page provided comprehensive information materials about the proposal and the background. The Arts & Culture Strategy, the Arts & Culture Facilities Plan, the Arts Facilities Site Identification Analysis, previous Council decisions, illustrations, frequently asked questions, project timeline, and videos were presented as background to the online feedback form.

3.5.2 Community / Virtual Information meetings

Two virtual information meetings were held to inform participants about the process undertaken to determine the final site options, and the opportunities and challenges presented by each site, followed by a question and answer period. Members of the Arts Facility Advisory Committee, consultants from Cornerstone Planning, District staff from Cultural Services and Community Relations & Communications were present to share information, answer questions and record feedback.

The meetings were advertised and the open to anyone with an internet connection. Each meeting lasted 1.5 hours. The presentation portion of the meetings were recorded and posted to the project page for others to watch. The questions and answers from each meeting were posted to the project page.

3.5.6 Correspondence

The project page featured contact information for those who wished to contribute by email. Correspondence regarding the proposal addressed to Mayor and Council or the staff project lead during the engagement period was received as open-ended comments for the purposes of the consultation. Responses to correspondence provided information about the project and the background.

4.0 Community Engagement Results

4.1 Feedback Form

Input on the engagement topics was collected on 1,213 online feedback forms.

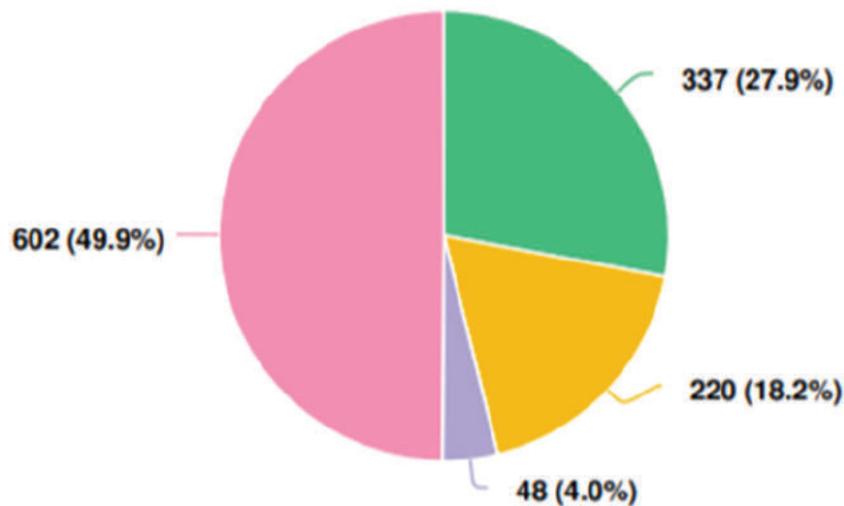
Please note:

- Not all respondents answered every question.
- The views represented in the feedback form results reflect the priorities and concerns of engagement participants. They may not be representative of the views of the public and other stakeholders because participants self-selected into the Proposed Arts & Culture Centre Site Selection engagement and therefore do not reflect a random sample.

4.1.1 Feedback form: Quantitative results

Question #1: Which location do you prefer for a future Arts & Culture Centre?

- Option 1: Ambleside Park – Tennis Courts (27.9%)
- Option 2: Ambleside Park – South Parking Lot (18.2%)
- I like both Option 1 and Option 2 (4.0%)
- I do not like either option (49.9%)



(1,207 responses, 6 skipped)

There is an approximate split between respondents who selected one or both sites and those who did not like either option. If only considering the data, it would appear that there is an equal amount of those who would like a facility to be located in Ambleside Park as there are for those who do not support the development. Questions #2 and #3 are analyzed below for further understanding.

4.1.2 Feedback form: Qualitative results

Question #2 – Please briefly explain why you chose this response for Question #1.

Question #3 - Do you have any comments related to site selection for West Vancouver’s Arts and Culture Facility?

Please note:

- Both Questions #2 and #3 provided opportunity for open-ended comments
- Some respondents may have repeated similar comment themes in each open-ended opportunity.
- Question #2 was intended as an opportunity to present rationale for the choice made in Question #1. Question #3 was intended as an opportunity to provide any additional comment. In many cases, respondents would carry on their response from Question #2 into Question #3, or repeat their comments. For this reason, Questions #2 and #3 have been combined for analysis.
- The following represent the most commonly represented themes of all respondent, separated by “in favour of the project” and “concerns associated with project”.

Key themes “in support of the project”	# of Mentions
<p>Better access to the site / facility: Access was the most referenced justification for selection of one of the site options.</p> <p>40% of the respondents that selected the Tennis Courts site as their preferred option did so because they thought it had better access for visitors. 10% of the respondents that selected the South Parking Lot site noted better public access to this location</p>	155
<p>Better relationship to the water / park land: The site’s relationship to the waterfront/park land was the second most prevalent factor for selecting a site preference. 41% of respondents selected the South Parking Lot as their preferred option due to the site’s beneficial relationship to the waterfront and parkland.</p>	126
<p>Less impact on parkland / waterfront: While this category is similar to the one that preceded it (better relationship to the water /park land), it differs due to the phraseology of the respondents reasoning. For example, some respondents thought that the South Parking lot site offered amazing views and offered a more synergistic relationship with the environment and the arts, and ultimately a more harmonious relationship with Ambleside Park and all of its activities, whereas others simply selected the option in which they perceived to have less of an impact on natural space. 33% of the respondents that selected the Tennis Courts</p>	119

Key themes “in support of the project”	# of Mentions
as their preferred option noted they did so in part because this option had a smaller impact on parkland and waterfront.	
Less negative impact on parking: Another major deciding factor in respondents’ selection of their preferred site related to the perceived impact on parking in Ambleside Park. 33% of the respondents that selected the Tennis Courts as their preferred option noted they did so in part because this option had less impact on parking.	116
Better synergy with recreation: Another large portion of the respondents who selected a site option argued that one of the two sites presented better synergistic opportunities with adjacent recreation spaces and activities. 42% of respondents that selected Option #2 (South Parking Lot) noted they did so in part to minimize the impact to recreation (namely, losing tennis courts).	107

Key themes for “concerns associated with the project”	# of Mentions
Concerns about disrupting recreation activities: There were significant and notable concerns surrounding using a site within Ambleside Park that would decrease the existing recreation space. Of the 602 respondents that did not like either option, 39% of them noted concern about disrupting recreation activities. There was particular concern around losing community tennis courts.	238
Other more suitable locations: 36% of respondents that did not like either site option noted that there are other more suitable sites for an Arts Facility in the community. 10% noted that Klee Wyck should be given consideration for accommodating an Arts Facility.	224
No need for an Arts Facility – Ask the community what they want: 35% of the respondents who did not like any option questioned the need for a new Arts Facility. This rationale indicates that much of the wider community (as opposed to the arts community) simply do not think an arts facility would benefit their community and that there are other more pressing priorities, thereby revealing a gap in the values shared by the arts community and the wider community.	215
Concerns about losing Park Land / Green Space / Waterfront: 34% of the respondents who did not like any option expressed concerns related to losing park land / green space and waterfront. They also noted their concern about the secondary impacts on park space from a large building in that there would be	209

Key themes for “concerns associated with the project”	# of Mentions
more visitor traffic, congestion, blocked views, and an overall lesser emphasis on natural space.	
Tax dollars should go elsewhere: not a priority for West Vancouver: 32% of the respondents indicated that there are perhaps other priorities in West Vancouver that warrant the use of tax dollars. Many comments suggested increased maintenance and upgrades to existing facilities and assets, and worried that the timing of such a facility in the wake of a pandemic did not align.	195
Strongly oppose Arts Facility: 31% of respondents who did not like any option, strongly opposed the Arts Facility Project.	190
Concerns about high capital cost: Similar to the Tax Dollars response, 28% of the respondents were wary about the high cost of such a facility.	169
Concerns about losing parking: 26% of the respondents who did not like any site option expressed concern about the project resulting in less available parking stalls.	156

Combined Sentiments – Key Takeaways

To the key findings noted previously, it should be noted that, although approximately half of the respondents selected one or both of the Ambleside Parks sites as their preference, they had similar concerns to those who did not like either of the options, although on a notably smaller scale.

The most prevalent concerns noted by respondents both in favour and opposed are as follows:

- Fiscal concerns (capital, operational and taxes) – 36%
- Other more suitable location – 22.3%
- Concerns about losing recreation space – 22.1%
- Concerns about losing park land / green space / waterfront – 19%
- No need for a new building – 18.3%
- Concerns about traffic and congestion – 18%
- Concerns about losing parking – 15%

Of particular note, 22.3% thought that if an Arts Facility were to be developed, there were likely other more suitable locations elsewhere in West Vancouver, which suggests that respondents may not have been informed on previous studies or that they were not aligned with the site selection criteria.

4.2 Correspondence

The following are summary results of the letters and emails received by Council and the staff project lead during the consultation period.

Please note: The total number of mentions for a key theme may exceed the total number of correspondence items as participants may have commented on more than one topic.

Following is a summary of the most frequently mentioned themes.

Key themes from correspondence (75 pieces of correspondence)	# of Mentions
strongly oppose the arts & culture proposal in general	30
strongly support the arts & culture proposal in general	29
Form email with subject "NO to another Arts Centre"	19
I was not asked if I want an arts & culture centre or I didn't know about this until now or Council should ask taxpayers	18
West Van needs space for increased arts programming	16
general concerns about the high capital costs	13
concerned about false information being spread by "concerned residents of west van"	13
arts centre is a real asset in our community	12

4.3 Virtual Information Meeting Key Themes

Two virtual information meetings were held to provide information about the process undertaken to determine the final site options, and the opportunities and challenges presented by each site, followed by a question and answer period.

The following are summary results of the key themes that arose during the question and answer period of the two meetings. A detailed record of questions and answers from the meetings can be accessed at westvancouverite.ca/artsplanning.

Virtual Information Meetings	
Meeting	Key Themes
<p>Thursday, May 27, 2021 1–2:30 p.m.</p> <p>(approximately 17 attendees)</p>	<ul style="list-style-type: none"> Concerns that other sites should be considered instead of Ambleside Park, including District-owned land near Municipal Hall and the West Vancouver Community Centre site Concerns about the process for the site selection analysis Do not support an arts centre on the waterfront Questions about future fundraising process Values statement - maintain open park spaces as they are
<p>Wednesday, June 2, 2021 6–7:30 p.m.</p> <p>(approximately 21 attendees)</p>	<ul style="list-style-type: none"> Concerns for the future of the tennis courts Concerns about proximity to train tracks Concerns about project costs and funding models Functional space suggestions: public lounge space to enjoy the waterfront location, performance space, lecture space Question about engagement with Squamish Nation Statement that it would make no sense to undertake a project of this magnitude and not take advantage of the waterfront Concerns that the project will not move forward

5.0 Summary

Analysis of the quantitative and qualitative data collected during the engagement period indicate the following:

- Of the respondents that preferred one or both of the sites presented, the majority favoured the tennis courts site.
- While half of the respondents selected their preferred location of an Arts Facility in Ambleside Park, they also noted a number of concerns.
- The majority of respondents have concerns in allocating such a facility in Ambleside Park relative to the perceived loss of parking, park and waterfront space, view corridors, disruption of recreation activities and the impact it would have on traffic congestion in the area.
- Respondents showed a general lack of awareness of previously completed studies, with input often contradicting previous findings. Many survey respondents displayed a lack of knowledge about how this project came about, the rationale behind it, and what consultation had already been done in the past. Key indicators of this are:
 - 18% of all respondents questioned if there was actually a need for a new/replacement facility.
 - 15% of all respondents noted concerns around losing parking as a result of the development, while there was significant consideration to ensure that all displaced parking stalls would be replaced and net new parking would be added to support the Arts Facility.
- The value system developed by the Arts Facilities Advisory Committee as part of the site identification analysis is different than that of many of the respondents. This was highlighted by significant opposition for any changes to the use of Ambleside Park. The value system developed for site identification did not exclude park space in the evaluation of 13 District-owned sites. If one were to assume the survey responses were reflective of the wider community, it is clear that there is a significant gap between the values used to guide the site selection process, and the values of the wider community.
- The community has many concerns about questions that remain unanswered at this stage. Some of the top-noted concerns relate to work that District staff plan to do in the next phase of the project, pending Council approval. Key questions from the community are:
 - How will the facility be paid for?
 - How much will the facility cost to operate annually?
 - Will this development impact community member taxes?
 - Where will the tennis courts be replaced?
 - How will this development impact traffic and congestion at 13th Street and Marine?

The governance model, funding model, operational costs, traffic impact and how this project relates to other District priorities are still unknown. The Arts & Culture Centre Site Selection engagement is one step in the ongoing work to seek a solution to those needs, and the results will facilitate future discussions.

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Support for Arts & Culture Centre Planning to Proceed

July 15, 2021

Dear Mayor and Council,

I am co-chair of the Arts Facilities Advisory Committee but am writing as a private citizen to urge you to support the recommendation coming before you on July 26 regarding the next phase of planning for a new Arts & Culture Centre.

As is obvious to any casual observer, and as you and the citizens of West Vancouver well know, our current arts facilities are deteriorating fast, are largely inaccessible to those in wheelchairs or with canes, and are wholly inadequate to the kinds of activities taking place in them now.

Cramped and overcrowded “bedrooms” and “living rooms” in repurposed old houses being used as rehearsal, performance, and workshop spaces cannot properly accommodate the needs of performers, programmers, arts educators, and students now, let alone sustain growth for the next 20 years. Some works in the collection of the West Vancouver Art Museum (which includes works by luminaries such as Gordon Smith, Emily Carr, Jack Shadbolt, B.C. Binning, Joan Balzar, and Pierre Coupey) are even housed in a garage.

How can we expect potential donors to consider leaving their legacies to West Van if their artworks only end up in a shed? How can future artists, architects, actors, musicians, media arts designers and educators be allowed to flourish if all we give them are closets and kitchens in which to learn, practice, and produce? How can we enhance the lives of the elderly through concerts and talks or workshops and classes if our facilities don't even allow them access to the buildings?

Our District—our kids, youth, adults, and seniors—deserve much better and yes, progress has a cost. The WV Community Centre was fought tooth and nail by some when the plan was proposed years ago; now it's one of our most successful and beloved community assets. More than just passion, vision, and business acumen, that project took exceptional leadership from WV Council. It took recognition from elected officials concerned for the health, well-being, and future of our community to push for change and to serve our citizens better.

Since 2018, a great deal of work has been done to identify failing buildings, define current and future users and audiences, determine the social and economic benefits, and evaluate potential sites for a new Arts & Culture Centre (see <https://westvancouver.ca/arts-culture/arts-culture-strategy>). Yet all of this research simply builds on the needs and desires of stakeholders, practitioners and, of course, the public, expressed over a **decade of studies**. For those who do the reading, the evidence is there, and the evidence is clear: the arts are necessary to the well-being of any community, are contributors to productive careers for our kids, and are significant economic drivers for the neighbourhoods in which they are situated.

I urge Council to take positive action on July 26 and approve the recommendation to go to the next phase of planning for an Arts & Culture Centre, including developing a business plan, fundraising plan, and governance model. Vast numbers of your constituents are counting on you to do the right thing—and do the thing right—by investing in the future of the arts in our community now.

One last thought: if you don't approve the recommendation, then what? Will the Silk Purse be allowed to flood one too many times, and then have to close forever, leaving the West Van Community Arts Council and the many arts organizations who offer concerts, classes, kids camps, and visual arts and literary events there without a home? Will the Music Box just continue to rot from the inside, until it, too, has to be shut down? Will the WV Art Museum have to continue to decline significant collections due to lack of space and a leaky building?

Costs to remediate these buildings are prohibitive (just to raise the Ferry Building above the flood plain and install a washroom required a \$1,010,360 grant from the Federal Government and \$841,882 from the BC Govt), and to consider replacing them on their current sites is just irresponsible. Besides construction costs (again, on a flood plain), for every one of these three buildings, systems, staffing, and maintenance would have to be duplicated, costing taxpayers far more in the long run than constructing a consolidated Arts & Culture Centre to serve all of West Van.

If you don't care about the people who use, support, exhibit, perform, learn from, and enjoy the kinds of programming that take place in these spaces, then your decision is easy. If you do care, then the decision may be harder, but I guarantee it will come with a legacy as positive and powerful as any you may have made as elected officials so far. Every great city in the world makes space for the arts, celebrates the arts, and encourages education and participation in the arts; our District should be doing the same.

So take the tougher road and approve the July 26 recommendation to proceed with the next phase of work on the Arts Centre proposal. We are worth it.

Thank you,
Jennifer Webb

[REDACTED] s.22(1)
West Vancouver, BC [REDACTED] s.22(1)
[REDACTED] s.22(1)

PLEASE DO NOT REDACT MY NAME FROM THIS CORRESPONDENCE. THANK YOU.

From: [REDACTED] s. 22(1)
Sent: Sunday, July 25, 2021 12:19 PM
To: MayorandCouncil
Subject: Proposed West Vancouver Arts and Culture Centre

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council,

I am pleased and excited by the progress that has been made so far to move towards the development of a new Arts and Culture Centre for West Vancouver. All visionary initiatives will have supporters and opponents. On a recent evening stroll, I marveled at how beautifully the Ambleside waterfront park initiative is coming together as the vision for a preserved strip of greenspace stretching along the West Vancouver waterfront is more realized with each year. Yet, not so many years ago, there was rage in some quarters about spending \$800,000, or so, to purchase waterfront lots. Thank goodness the Council of the day supported and forged ahead with that vision.

Today so much of what we encounter is about material consumption - someone is always trying to sell us something. Electronic media has only served to amplify this and we desperately need a respite. Like many, I find this in arts and culture. It is especially important that children have the opportunity to be exposed to the creative side of life and without having to be driven to another city. A prominent location for the center will also expose many others, perhaps for the first time, to the wealth of talent and artistic accomplishment that this community has fostered over the years.

I urge Council to approve the recommendation to move to the next phase of planning, and to proceed to detailed site and environmental studies related to the preferred site option. The new Arts and Cultural Centre will help make West Vancouver an even more desirable place to call home.

[REDACTED] s. 22(1)

West, Vancouver, [REDACTED] s. 22(1)

From: s. 22(1)
Sent: Sunday, July 25, 2021 1:21 PM
To: MayorandCouncil
Subject: Approve the July 26th recommendation re: arts centre proposal

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Dear Mayor and Council,

This letter is to express my full support of the proposed new arts facility and to encourage you to approve the July 26th recommendation to proceed with the next phase of work on the proposal.

I have been observing the West Vancouver mayor and council working hard to build a sense of community here, and to make sure that, increasingly, all members of the community from kids to elders can have access to the community infrastructure they need in order to thrive, learn, play, engage, and prosper. For this reason, I think that all of you are aware that, even in this time of financial strains and cutbacks, it is good economy to properly plan for such an important facility for our community—a facility that, in its proposed new location and building, will draw this diverse community, as well as people from Vancouver, North Vancouver, and beyond, to experience this vibrant place.

Those who argue that the proposed arts centre is somehow “elitist,” or would mean a lack of sports facilities, or is some sort of “vanity project” must be unaware of how much the arts function to build community, contributing in proven ways to economic and cultural growth. The whole point of the proposed arts centre is to be a dynamic gathering place for cultural engagement—for everyone. Look at the way West Van’s crumbling facilities are called on to serve a broad spectrum of needs, and consider what the decline of these various premises risks for the community in the future. The consolidation of arts services in one purpose-built facility is absolutely essential for reasons of accessibility, fiscal responsibility, and public profile.

Let’s keep this process moving forward and support this opportunity to develop a proper arts centre that will become a focal point for West Van and its visitors. I urge council to take positive action on July 26th and approve the recommendation to go to the next phase of planning for an arts and culture centre, including developing a business plan, fundraising plan, and governance model. Let’s do it!

s. 22(1)

West Vancouver BC

s. 22(1)

From: NSAG President <president@nsartists.ca>
Sent: Sunday, July 25, 2021 5:06 PM
To: MayorandCouncil
Subject: Funding for further work on the Arts and Culture Centre

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Dear Mayor and Council. I am writing on behalf of the North Shore Artists' Guild to pledge our support of further spending (\$150,000) that is required for community engagement/education, researching and recommending a governance model, and researching and recommending a funding strategy. I believe that if this work is done thoroughly and the results are a "made in West Vancouver" solution, that the voters of West Vancouver will provide you more support. In my conversations with West Vancouver residents, and in reading some of the misinformed information that has appeared in letters to the Editor of the North Shore News, it seems to me there is still a significant gap in understanding by the voters/residents of West Vancouver. May I additionally suggest providing more information about what is to be contained in the Arts and Culture Centre- this is one of the greatest areas of question I have had from those I have had personal discussion with. I do believe the concept the public has is different (erroneous) from the concept that Mayor and Council have. I believe the concept of Mayor and Council is actually more in line with what residents want - they just do not know it!

Thank you for the hard work you are putting into this project, and for continuing to persevere to ensure the right solution for West Vancouver and the North Shore is achieved.

Sincerely,

Ingrid Gutzmann
President
North Shore Artists' Guild
E: president@nsartists.ca
W: nsartists.ca

s.22(1)

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s. 22(1)

West Vancouver, BC s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, July 25, 2021 5:12 PM
To: MayorandCouncil
Subject: In support of the Art Center

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Honourable Madame Mayor and Council,

Having already written multiple letters in support of improving our art facilities, I find myself searching for a new angle from which to plead.

This letter dares point itself specifically to Councillors Wong and Thompson, our two newest elected officials. You were exciting names for me to vet, promote, and I championed you both fiercely before ultimately voting for you in 2018. My demographic, 35-50 year olds with young families, people who love their community and see it as a place they'd like to live in for a long time, a safe place with nothing but potential for generations to come, they voted for you. People who don't usually vote. Who had to be convinced. People who might not vote again if I personally don't remind them more than once. They were convinced not only to vote, but to vote for you both — your names promised innovation, progressive thinking, energy and ideas.

We find ourselves well into a second decade of debate over the idea of an arts centre. A large scale project that would solve so many problems of inappropriate, disintegrating buildings; increased demand for classes and workshops; lack of rental facilities; and a near-secret art scene that relies on beautifully-curated albeit cramped space at the WVAM.

Clearly, communication and understanding of this Art Centre needs to be refreshed. People need to understand that this proposal is neither a Polygon nor an Audain, and I believe that marketing, messaging and surveys could have been more clearly executed to the general public. This proposal is for everyone and has many functions, teaching far beyond a gallery or museum. There is still a chance and an opportunity to get this right.

There is no denying the scope of cultural, educational, experiential amenities that a comprehensive Arts centre will offer our community. There is no denying how deserving our hard-working, educated, curious, family-oriented citizens are of a world-class Centre that reflects our values, our tastes and our quality of life.

As for Councillors Wong and Thompson, it worries me greatly to see barely a flicker of that fresh-blood enthusiasm I had rooted for so emphatically. I do not doubt how gruelling political office can be, nor the steepness of the learning curve, especially in these divisive times. If any of you are feeling worn down, I urge you to gather up your spirits and imagine how exciting a development like this could be! I urge you to remember the thrill of wanting to be a part of the decision making process, making a difference, guiding change! We are not all visionaries. But I count on you to know a good idea when it comes across your desk.

You've had almost three years in the horseshoe and it's time to trust yourselves. Now is the time to move forward on worthy projects that will enhance our infrastructure and uplift our spirits. It's time to be bold, risk change and trust that the need is real. I urge you to champion this idea— an art centre will be a jewel in WV's crown— please do not dismiss this chance to be a part of what will become WV's legacy. Waffling on tie-breakers undermines your own elected positions. It undermines the entire political process, delaying great ideas indefinitely- or at least until the Silk Purse caves in on itself with the weight of one jazz quartet too many.

Councillors. Wake up! Dare to dream! We have waited a very long time for a council that can agree on a general vision and work together to make it happen in the best possible way.

Please keep up the positive momentum of this amazing opportunity.

Respectfully,

s. 22(1)

West van

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, July 25, 2021 5:51 PM
To: MayorandCouncil
Subject: West Vancouver Arts Facility

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Dear Mayor and Council

I live in North Vancouver, but grew up in West Vancouver [REDACTED] s. 22(1). I am also a member of the [REDACTED] s.22(1). I strongly urge the Council to support the building of an Arts Facility in West Vancouver. Over the years I have enjoyed being part of painting groups that met at Klee Wyck and the Music Box.

As a community of wealth and influence it seems only natural that there be a facility or facilities for supporting the arts.

It is my hope that the Council will move forward in supporting the building of a New Arts Facility.

Yours sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

North Vancouver, B.C., [REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Sunday, July 25, 2021 6:08 PM
To: MayorandCouncil
Subject: Support for the expenditure for Public Engagement for Arts Centre

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I whole heartedly agree we need to spend the \$150,000 to educate the public on the importance of this Arts Centre. Why is money spent for other forms of recreation yet we are constantly fighting to get the arts the recognition it needs and deserves!

[REDACTED] s. 22(1)

West Vancouver, B.C. [REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, July 26, 2021 7:57 AM
To: MayorandCouncil
Subject: Support for the new West Vancouver Arts Centre

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Dear Mayor and Council,

The Facilities Plan identified that 25,000 sq. ft. is required to replace existing District facilities (Music Box, Silk Purse, Gertrude Lawson house) and meet future demand. The Facilities Plan identified that the Ambleside area is the most suitable location for a consolidated Arts and Culture Facility to bring benefit to residents, businesses, and visitors. A new facility will create spaces for social interaction, build community, provide services for the neighbourhood, and be a key economic stimulator for nearby businesses. From October 2019 to March 9, 2020, the AFAC conducted the Arts Facilities Site Identification Analysis (Analysis) that reviewed 12 District owned sites and seven privately owned sites suitable to accommodate new arts facilities. Thirteen core principles guided the evaluation of each site and formed the basis for ranking each site. The guiding principles included: Arts & Culture Connectivity; Financial Efficiency; Placemaking/Destination Ability; Functional Appropriateness; Pedestrian/Vehicle Public Access; Economic Connectivity; Future Flexibility; Parking & Loading; Neighbourhood Enhancement; Sustainability; Alignment with Planning and Policy; Development Timing; and Development Complexity. The results of this Analysis and subsequent planning recommended presenting two site options for a consolidated 25,000 sq. ft. facilities: Ambleside Park – Tennis Courts or Ambleside Park – South Parking Lot.

I am writing to strongly support the final phase of of the analysis to build an iconic new West Vancouver Arts & Culture Facility, preferably on the South Parking lot site.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver, BC.

From: [REDACTED] s. 22(1)
Sent: Monday, July 26, 2021 9:04 AM
To: MayorandCouncil
Subject: Arts Facilities Site Identification Analysis

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Mayor and Councillors,

Re: Arts Facilities Site Identification Analysis
July 15, 2021 Council Report

I am concerned about one aspect of this Council Report.

In 6.1 Discussion (on Page 55) there is mention of the respondents' lack of awareness of previous studies and of the rationale for a replacement facility. In 8.0 Conclusion (Page 57) there are comments that the community's outstanding questions regarding the reasons for replacing the existing facilities are issues to be addressed in further community engagement. I strongly disagree with this. In my opinion, these questions don't result from any failures of the process to date. Extending over 15 years, it has been extensive and well documented. Future community engagement should be limited to **the next steps in development of the facility** and for the development of a governance model and a fundraising plan, as outlined Clause 7.1.2 of the Recommended Option (Page 56). Opening up previous decisions would be a mistake.

I apologize for this late submission.

Respectfully submitted,

[REDACTED] s. 22(1)

West Vancouver

From: Rebecca Buchanan [REDACTED] s. 22(1)
Sent: Monday, July 26, 2021 12:17 PM
To: MayorandCouncil
Subject: Regarding the Proposed Arts & Cultural Facility - July 26, 2021
Attachments: July 24^J 2021 letter to Mayor and Council.docx - Recovered - Compatibility Mode.pdf

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[REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

July 26, 2021

To Mayor and Council of the District of West Vancouver
750 17th Street, West Vancouver BC V7V 3T3

Re: Support for Arts & Cultural Planning to Proceed

Dear Mayor and Council,

As the former co-chair of the Parks Master Plan Working Group, a member of the Upper Lands Working Group, former chair of the West Vancouver Museum Advisory Committee, and a long time West Vancouver resident, I write to support the recommendation coming before you on July 26, 2021 for the next phase of planning for a new West Vancouver Arts & Culture Centre.

In my decade plus as a community volunteer in West Vancouver, I have observed successive Mayors and Councils struggle to support the recommendations of citizen-lead working group and District staff for balanced and proportional community facilities when faced with vocal opposition by fundamentalist anti-development critics. It is daunting to support change when the majority of West Vancouverites remained silent on the issue, but a small, vocal sect of the community loudly decries that any change will ruin the character of this community forever. That argument, in my view, is neither supported by the community's own development history nor by any rationale found in the OCB, the Parks Master Plan or successive facilities studies.

In assessing the validity of the criticism that will no doubt be voiced today, I would encourage the Mayor and Council to balance those cries against the thousands of hours of work done over the last decade by West Vancouver citizen-led working groups, which provides a clear rationale for better Arts and Cultural facilities in West Vancouver. I would encourage Mayor and Council to recognize that citizen-led working groups put in thousands of unpaid hours to consult with stakeholders and the community to make recommendations in the community's best interests on issues like parks planning and cultural facilities. I would encourage the Mayor and Council to honour that work in the spirit we working group members approached it, without self-interest, but founded on evidence-based research and dedicated, broad community consultation.

There are three simple but powerful reasons why Mayor and Council should approve the recommendation to prepare a business plan, a fundraising plan and governance model for a new arts and cultural facility in West Vancouver:

1. It honours West Vancouver's remarkable cultural history;
2. It ensures conservative fiscal expenditure on sustainable community assets; and
3. It promotes the wellbeing of citizens and the cultural health of the community.

The District has been the home to some of Canada's pre-eminent artists, including the late, great Gordon Smith. West Vancouver is the home of West Coast Modern and the Museum holds a notable collection that includes works by Gordon Smith, Emily Carr, Jack Shadbolt, B.C.

Binning, Joan Balzar, and Pierre Coupey. Only someone ignorant of West Vancouver's arts and cultural history would suggest a new arts and cultural facility would somehow lessen West Vancouver's character. Then again, nail salons and money exchanges may well be West Vancouver's new culture. Certainly, anyone driving down Marine Drive would think so, while foundational works by Gordon Smith, Emily Carr and B.C. Binning are kept in storage in a shed for lack of a place to show them.

West Vancouver currently maintains a number of what can best be described as dilapidated homes as home to the District's arts and cultural groups. After this summer's extreme heat events, even the most diehard anti-climate change activist must face the fact that climate change will significantly impact West Vancouver's waterfront. The Silk Purse, Music Box and Ferry Building are all below the flood plain and require significant upgrades to be safe and accessible to all members of the community. It is not fiscally responsible to repeatedly spend the District's budget to shore-up facilities that are literally flooding, rotting and inaccessible.

The Mayor and Council cannot achieve their vision of making West Vancouver a complete community that is livable, vibrant and inclusive without properly funding West Vancouver's arts facilities. **Art matters to the health and welfare of the citizens of this community.** Creating a proper space to house West Vancouver's remarkable arts, and to foster the next generation of its artists, is more important than fundamentalist visions of an Ambleside trapped in amber.

I would remind the Mayor and Council, respectfully, that there will always be people who oppose any change on a fundamental level, for no reason other than their own nostalgia or self-importance, founded in opposition. Some glory in past times, and for them a new arts facility will honour West Vancouver's arts and cultural legacy. But there are also others whose self-importance depends on vocally opposing any proposal for development with falsehoods and fearmongering. Respectfully, do not cede to their anti-development fundamentalism. Rather, have confidence in the evidence-based and proportional recommendations of your own citizen-lead working groups, who have put countless hours into researching the facts and consulting with stakeholders and the whole community. After all, we did this work for you.

I ask that you please support the recommendation before you today to move to the next phase of consultation and planning on an improved arts and cultural facility in West Vancouver.

All of which is respectfully submitted,

Rebecca K. Buchanan

s. 22(1)

Vancouver, BC

s. 22(1)

Kindly do not redact my name from this letter.

From: [REDACTED] s. 22(1)
Sent: Monday, July 26, 2021 12:49 PM
To: MayorandCouncil
Subject: The Arts Facilities Site Identification Analysis - Results of Public Engagement & Consultation Council Report.

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Dear Mayor Booth and Councillors Cameron, Gambioli, Lambur, Soprovich Thompson, and Wong.

For many years, the WV arts community have continued to lobby for their grandiose vision for an art/cultural centre on the water in WV. Too many tax payer dollars and too much community time has been taken up with this vision by a very small group. Surveys and past community engagement connected to this issue have shown that the community does not share the AFAC's vision, including the most recent survey. When I wrote my email 24 July 2021, I was unaware that 1/3 of the survey participants were likely not WV residents. Staggering..... This is a DWV issue not a North Shore or Lower Mainland issue. Interesting to interpret the meaning of that info. Why did a number as high as 262 enter incorrect postal codes? What is the implication? 811 participants were declared WV residents. Would it be justifiable to assume that the 600 participants that voted against Ambleside Park as a site, were residents of WV? Does this infer that the WV arts/cultural community has the support of only 200 members in our community to build the described facility in Ambleside Park? That the West Van Arts/Cultural community have so little support, that they need to garner support from other communities?

It is my contention, as referred to in my 24 July email, that the criteria and goal of AFAC, is to have this facility in Ambleside Park, and only Ambleside - remembering that their previous attempt to locate it at John Lawson failed. (And now we are told that John Lawson parking lot is too small for what is envisioned.) The outcome was pre-determined by the "13 Core Principles" and how the sites were rated.

This report can be accessed at: <https://westvancouver.ca/sites/default/files/dwv/assets/art-culture/docs/arts-culture-strategy/WV%20Site%20Identification%20Report%20-%202020-02-11-compressed.pdf>

The table on page 43 is the high-level site analysis results of district owned sites. I would disagree with the ratings given which favours only the Ambleside Park locations and shows a pre-determination to place the facility in Ambleside Park.

I will specifically focus on the site termed the District Offices (West Vancouver offices) site, 1542 Fulton Ave, 1538 Fulton Ave, 791 15th St, and 775 15th.

- **Connectivity with Arts and Culture Community** The site should seamlessly integrate with other West Vancouver arts and culture assets. (a very confusing statement - what does it really mean?) The site should support an optimal relationship between the facility and local arts and culture organizations and facilities (Really?), and align with the District of West Vancouver's Arts & Culture Strategy (2018).

Ambleside Park were given 4 pts while the Offices were only given 2 pts. Both should receive a 4. A map of the other arts destination facilities is included in the report, and one can easily see that the 15th and Fulton

location is closer to all the other art facility locations shown on the map, with the exception of the Ferry Building. If it is closer, why is it rated lower?

- **Placemaking/Destination Ability** The site should enable the facility to establish itself as a destination and a landmark. The site is envisioned to be: • Be visually accessible to the local residents and visitors. • Support the possibility of inspirational architecture. • Be able to provide ample, high-quality public space that complements existing public space. • Be able to support placemaking activities (including events). • Establish an inviting ambiance.

Ambleside Park given 4s and 5s. Offices give 1. It's subjective. Again the points given show that the AFAC want only waterfront/or near waterfront location. Both should receive 4pts.

- **Functional Appropriateness** The site should be functionally appropriate to support the delivery of programs and services as defined within the needs assessment. The site should: • Meet the area requirements of the facility and outdoor space allowances. • Ensure the possibility of allowing functional components that are desirable at the ground-floor to be at grade.

5s and 4 given to Ambleside. 4 given to offices. 4 or 5 should be given to all equally.

- **Pedestrian / Vehicle / Public Transit Access** The site should be easily accessed by all forms of transport. The site should: • Be easily accessible from public transportation, major circulation routes and foot traffic. • Support the expected vehicular traffic, including emergency vehicle access, so as to not cause disruption on adjacent streets. • Embody a sense of walkability

Offices was only given a 2 vs 5/3 that Ambleside was given. 15th & Fulton has all the qualities listed above. A 5 in my opinion. 4 blocks from Marine Drive and 2 bus routes.

- **Economic Connectivity** The site should be in an area where strong, mutually beneficial relationships can be formed. The site should: • Support economic development within West Vancouver. • Be in close proximity to complimentary business districts and / or high-traffic areas (foot traffic or otherwise) that allow for substantial social interaction and engagement. • Enable synergies to be developed between nearby businesses and the facility.

Ambleside given 4s and Offices given 1. Ambleside Park is at the end of the Ambleside business district and unlikely to support any of the above. Those who visit the Offices site might walk up from Marine. Offices is part of the well-developed Ambleside residential and business centre and could easily connect patrons as the above criteria recommend. Many could easily access 15th and Fulton as pedestrians. Again, subjective. Give offices 4 or Ambleside 1. How can an Art facility promote business interests in Ambleside? Will non-community visitors to the new facility buy gasoline, drop-off dry cleaning, visit a pharmacy, visit a realtor, or have their nails done? Members of our community already use Ambleside for those errands. Can one only imagine how well Ambleside businesses will benefit? The restaurant in the facility is meant to draw the visitors, but will take away business from other Ambleside restaurants.

- Future Flexibility The site should allow for development flexibility. This could involve elements of:
 - Project phasing.
 - Facility expansions.
 - Compatible / additional market or public uses.
 - The ability of a site to allow for the inclusion of adaptive spaces (e.g. underground parking able to be re-purposed to a different use should changes in transportation technology reduce parking needs).

Both given 4s.

- Parking & Loading Discussions with District staff and the public revealed that parking in West Vancouver is an issue of primary concern. The site should meet the requirements for public, staff and community parking. Development on the selected site should:
 - Maintain or increase the quantity of community parking stalls within the immediate area.
 - Allow for adequate staff and public visitor parking on site.
 - Allow for current and future loading requirements, including by individual artists. The figure below reveals the extent of primary parking areas and regional connections in Ambleside. This map was used as a high-level tool to assess the state of parking for each site.

Why would the Ambleside hockey field be rated as a 5 and the offices as a 4. Give both 4 or 5.

- Neighbourhood Enhancement The site should enhance the structure and activities of the surrounding neighbourhood. The site should facilitate the establishment of relationships of complementary organizations and adjacent users, and strengthen the cultural richness of the area.

Ambleside given 4's. Offices 3. An opinion...no basis to determine. Many disagree that adding a building to Ambleside Park is a neighbourhood enhancement. Is adding an arts/cultural centre at 15th and Fulton any different than adding high-rise residential buildings at 2195 Gordon?

- Sustainability The site selection process should consider sustainable building practice objectives, with a goal of developing an exemplary sustainable facility that meets the requirements of the BC's Energy Step Code and responds to the Climate Action Plan objectives. Some sustainable building considerations include erosion and sediment control, developing near existing density, capacity to reduce automobile reliance (proximity to alternative transportation), reduce disturbance of existing green space or natural habitat, storm water management, avoid flood plains, avoid farmable land, amongst others.

Both given 4s.

- Alignment with District of West Vancouver Planning and Policy The site should be in a location that generally conforms with District of West Vancouver strategic planning and zoning policy. We anticipate that a re-zoning would be required for this site, although conformance with existing zoning in detail would be considered a benefit. The site development should align with recent West Vancouver strategic planning documents.

Ambleside give 4. Offices 3. No reason can be considered for the difference other than AFAC's preference for Ambleside Park.

- Development Timing The site should be situated in an area where the timing of the facility's construction is unimpeded and will not be negatively impacted by nearby or planned developments.

Both given 4s.

- Development Complexity The site should minimize development complexity as much as possible. A site may be harder to develop if it is located in an area:
 - With suboptimal surface and subsurface conditions such as a significant slope or a bog.
 - Within a flood zone.
 - Without proper access to utilities.

Ambleside given 3s. Offices 4.

- Financial Efficiency The site should optimize the financial efficiency of the development:
 - Site development should support the best use of the land considering the financial opportunity and the social value of the property.
 - Site acquisition (if required) should be affordable.
 - Site should not impose undue operating expenses.

Ambleside given 3s. Offices 4.

- CPG 1 - Ambleside Tennis Courts 52 pts
 2 - Ambleside Park Hockey Field 47 pts
 3 - John Lawson Park Parking Lot 46 pts.
- AFAC 1 - Ambleside Park Tennis Courts 52 pts
 2 - Ambleside Park Hockey Field 47 pts
 3 - Seniors Activity Centre (Really - Take the Seniors Activity Centre for their use?)

If Offices was given the same ratings, where Offices is rated lower, and maintains their advantage on a few where they were rated higher, Offices comes in at 56 pts. Offices was not given the proper points because of AFAC desires for waterfront/nr waterfront location, and the Ambleside Park location.

Are AFAC's ratings justifiable or only consistent with their only vision which is to place the facility in Ambleside Park?

It is impossible to read every detail of the reports for this project, or to remember them. But in skimming the original report, District of West Vancouver Arts and Facilities Plan:

<https://westvancouver.ca/sites/default/files/Arts%20and%20Culture%20Facilities%20Plan%20Report-June%202019.pdf>

Section 4.1.8, Pages 37-41. West Vancouver Community Centre discusses the arts and culture spaces at the WVCC. I was surprised to see how many arts and culture spaces there were. I was particularly surprised by the music room facilities, recording booth, Delamont Music Hall. With the number of rooms for arts, music, dance and other cultural activities, one seriously questions the plans for the new Arts/Cultural facility. One understands that the facilities at The Music Box and The Silk Purse are in poor repair and likely need replacing. However, when one looks at these details in the report of what we now have, one sincerely questions the need for 25,000 sq. ft. additional arts/culture space.

A small pavilion at Klee Wyck surely could be considered a possibility to replace what now occurs at The Music Box and The Silk Purse. It is what the dilapidated house was used for and why the land was given to the District. Surely the renovation/rebuilding of the Navy Jack House might be considered. There seems many possibilities if the goal is reduced from a 25,000 sq. ft grandiose vision, which is not supported by the community, and the Core Principles reconsidered.

Ingrid Gutzman, President of the North Shore Artists Guild wrote in her email to its members referring to the WV community, "through lack of knowledge..... The strongest naysayers particularly do not seem to understand what the facility would be used for." That seem's to be a consistent thread, by the Arts/Culture community. We understand. It is truly an insult that the arts/cultural group has that perception and feel so superior to make that statement. Ms. Powers has also written such to me personally and her report to Council infers the same by asking that \$ are needed to educate us.

A smaller facility, not on the waterfront would likely have the support of the WV community. I believe that AFAC have again lost the support of our community by wanting too much...far too much.

Please vote against the acceptance of The Arts Facilities Site Identification Analysis Report and spending additional public funds. The WV community understands what AFAC envisions - but doesn't share that vision.

Thank you for taking the time to read my thoughts.

With hope for the future,

s. 22(1)

West Vancouver s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, July 26, 2021 1:37 PM
To: MayorandCouncil
Subject: Support for Arts Facilities

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Dear Council and Mayor,

I am writing to voice my concern about negative comments I am hearing regarding regarding moving forward on the next planning phase for a much needed new Arts and Culture Centre.

I am in full support of making space for celebrating the arts in West Vancouver. It is imperative that we plan for the future and think about the importance of art exhibitions, performances, and special programs encouraging our families to express creatively.

Now is the time to invest in the Arts and I ask that you courageously vote in favour of the Culture centre proposal. I am sure our grandchildren will benefit from such a wonderful new facility.

Thank you for the impressive work you are doing for our community. I am thrilled and look forward to the building of the Harry Jerome track. I graduated from [REDACTED] s.22(1) and was an active participant in Track & Field way back then. As a Senior I am still enjoying jogging around that same track!

We Seniors, must embrace change as its what will keep West Vancouver vibrant and alive.

Warm regards,

[REDACTED] s. 22(1)

West Vancouver BC [REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, July 26, 2021 1:58 PM
To: MayorandCouncil
Subject: Art Facility in West Vancouver

Importance: High

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Hello,

I have been following the details of the Art Facilities Advisory Committee and related public correspondences and wish Council to know that I am in favour of such a facility as proposed by the municipality.

I find it hard to believe that West Vancouver has so many naysayers on this topic and proposal, especially given that most of the naysayers are seniors.

As a retired senior myself, I have recently worked [REDACTED] s.22(1) at the Seniors Centre, (until the Covid 19 shut down). In participating in providing quality services, I see that when a service provides value and meaning to seniors and other residents alike, they enhance a person's wellbeing and ability to cope in today's stressful world. To this end, a space that that celebrates and provides space for the arts, and encourages education and participation for young and old, is something that is essential to our community's wellbeing.

I am empathetic to how difficult it is for the Mayor and Council to create any meaningful changes to West Vancouver. Other communities are moving at a substantial pace (i.e. North Vancouver, Port Moody, Port Coquitlam and other lower mainland communities) to create improvements to infrastructure that would provide cultural, artistic, social, residential and financial improvements to their communities. We need to get on board and continue to strive to make WV a vibrant and progressive community, while still honouring its roots.

I implore Mayor and Council to move forward, post haste, and vote in favour of the existing Art Facilities proposal.

[REDACTED] s. 22(1)

West Vancouver [REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, July 26, 2021 2:00 PM
To: MayorandCouncil
Subject: Let's get real about suitable size and location of replacement Arts & Culture facility(ies)!

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Dear Mayor and Council,

Appeasing a select few (arts & culture community) at the **expense of REZONING an existing beloved park/beach destination** and, in doing so, **MOVING the boundary of the Commercial/Business District eastward to Rutledge Field** would be an irreversible catastrophe on so many fronts.

In my previous two letters to you last week (Part 1 and Part 2), I outlined all the reasons why Ambleside Park is the wrong location for an Arts and Culture Centre. The people have spoken. I am in good company when 50% of the survey respondents rejected both Ambleside Park sites and the remaining 50% raised similar concerns with these sites. For the record, for much of the same concerns, the public does not want this facility in the Ambleside Park H Field site either. If there's one thing we all learned from this pandemic, it's how precious, valued, and irreplaceable our parkland is. Once it's gone, it's gone forever! Listen to the people!

You would find more support in revitalizing arts and culture in West Vancouver if, rather than such ridiculously grandiose ideas, a much more modest facility(ies) were proposed and at more suitable location(s). Today's Council meeting needs to be about **taking the Ambleside Park locations off the table** and, as I previously stated, going back to the drawing board and **get realistic about how much space is really needed and where best to locate**. To help us get started with that, here are a few things to ponder.

- Why do we really need rehearsal space and/or storage space and/or workshops located in or near central Ambleside?
- Why is it so important to have indoor art classes located in or near central Ambleside?
- In this post pandemic world, why do we really need expensive office space and meeting rooms when we have since learned that connecting remotely serves just as well?
- Why, on the one hand, does the Cornerstone report rank sites near transit higher and, on the other hand, plan for inclusion of expensive staff parking on site?

Considering the total square footage of the existing structures alone - Silk Purse (2,100 sq ft) plus Music Box (3,000 sq ft) totalling 5,100 sq ft, how do we find ourselves now requiring a 13,000 sq ft for a replacement facility. It boggles the mind! It is the same head scratcher for the Art Museum (3,818 sq ft) now requiring 12,000 sq ft! That's absolutely insane and nowhere in the Cornerstone report does current or projected future demand even justify this. In fact, it states in its future demand analysis that the **'shortage of gallery, arts/culture multipurpose, and theatre arts/rehearsal space will not be hit until 2038'**! It also indicates these sites are not even currently running at capacity at peak times and/or activities can be shifted to other District owned facilities that have peak time capacity to spare! As reported in the now outdated WV OCP, the District's estimated annual growth increase is a mere .74% over the next 20 years! Interestingly, of the "supposed 25% ballooning" of our population by 11,500 people by 2041, 72% is being attributed to retired seniors! Furthermore, as reported May 11th/21 in the NS News, according to BC Stats, the District saw its population shift 336 downward – a loss of 0.8 per cent – for a total 2020 population of 43,805! So what and

where exactly is this urgent need? Couldn't the eventual planning for the enlargement/redevelopment of the WV Library and/or Seniors Centre account for any anticipated increase in that 'years away' demand, should that demand ever materialize that is?

There are so many possibilities for creative, alternate, viable solutions. All should not be lost with offering some arts & culture activities at Klee Wyck (which is in keeping with what Dr. Trapp stipulated in her bequeathment). For live performances, a year round covered bandstand can be built where Silk Purse and Music Box now stand (if we can mitigate king tide issues for the Ferry Building, it can be done here too!). We could even twin the Ferry Building where the Ferry Building used to stand. The Art Museum's Gertrude Lawson house can be renovated and a clever architect figure out how best to extend it and even allow for some underground parking (bonus - shared operating/maintenance costs with the next door District Hall, Police Station, and Fire Hall).

Questionably underrated (rigged?) by the Cornerstone report, we should **revisit the Lawn Bowling site** (western section of Memorial Park), respecting the Cenotaph and existing treed area and spawning creek on the eastern section. ^{s.22(1)} WWII veteran whose family for decades lays a Merchant Navy wreath every year, we should honour our vets at every opportunity and what could be better than a Memorial Cultural Centre at this site. As for the displaced lawn bowlers, replace their 1934 clubhouse (another aging money-pit asset, perhaps soon to fall into disrepair anyway?) with a new lawn bowling facility located in Klee Wyck. Heck, the **Lawn Bowling site is 40% larger than the Tennis Courts** site and thus could even fit a combined building, if need be.

Nobody can deny that wrapping flood protection around the Silk Purse and Music Box every winter is not sustainable forever but can we all just get real here with finding a replacement solution. Of note, I notice AFAC and Council like to compare the community's uproar to an Arts & Culture facility to their reaction to the Community Centre rebuild but they always neglect to point out two very important facts. 1) The Community Centre was rebuilt in place and 2) It is not nor did it need to be located in prime Ambleside (and yet people are still able to somehow know about it, find it, and use it!). That's all for now.

Thank you again for your time and consideration.

Sincerely,

^{s. 22(1)}

West Vancouver, BC

^{s. 22(1)}

From: [REDACTED] s. 22(1)
Sent: Monday, July 26, 2021 2:18 PM
To: MayorandCouncil
Subject: Proposed art centre

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To Mayor and council,

It is hard to believe that we as one of the wealthiest and educated municipalities in Canada , with many artists living in our midst , are having trouble to get full support for this project.
Shame!

Respectfully,
[REDACTED] s. 22(1)

Resident of West Vancouver [REDACTED] s.22(1) .

[REDACTED] s. 22(1)
West Vancouver BC
[REDACTED] s. 22(1)

From: [REDACTED] s.22(1)
Sent: Monday, July 26, 2021 2:45 PM
To: MayorandCouncil
Subject: Support for Arts & Culture Centre Planning to Proceed

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July 26, 2021

Dear Mayor and Council,

I am a committee member of the West Vancouver Art Museum and I am writing as a private citizen to urge you to support the recommendation coming before you today regarding the next phase of planning for a new Arts & Culture Centre.

My husband and I decided to move to West Vancouver 19 years ago, with [REDACTED] s.22(1) in tow. I had graduated fairly recently from architecture school and I was a great admirer of Arthur Erickson and West Coast Modern Design. My husband, I were thrilled when our realtor found a Arthur Erickson home in [REDACTED] s.22(1). It was through our house, which was included in two of the West Coast Modern House Tours, that I met the community around the West Vancouver Art Museum, and have been involved ever since.

When I first saw the West Vancouver Art Museum, I was shocked, to see it in an old house! For the caliber of the exhibitions that are created by the very talented curators the museum space is sorely lacking in exhibition space, storage, reception area, and accessibility, and that is just the tip of the iceberg. West Vancouver community has a rich legacy in the arts and culture and deserves a facility that can meet its needs for the high caliber exhibitions, workshops, gatherings, and many other functions a large, well designed, arts center could serve. I have had the opportunity to travel around the world to see many art museums and see how a well-designed, accessible, beautiful, facility can add to a community in so many ways.

I have come to love West Vancouver, its natural beauty, architecture, the arts, and the many wonderful, passionate people, that surround me here. The West Vancouver community needs and deserves to have an art center that would make our community proud.

Thank you,
Desiree LaCas
[REDACTED] s. 22(1)
West Vancouver, BC [REDACTED] s. 22(1)
[REDACTED] s. 22(1)

PLEASE DO NOT REDACT MY NAME FROM THIS CORRESPONDENCE. THANK YOU.

--
Desiree LaCas
BA, M.Arch, IA-AIBC

From: [REDACTED] s. 22(1)
Sent: Monday, July 26, 2021 4:32 PM
To: MayorandCouncil
Subject: Arts Facilities Site Identification Analysis - Results of Public Engagement & Consultation

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Your Worship,

Council is placing the cart before the horse. A business case must be made before money is expended on further surveys and analyses. If the business case does not support further study and public surveys, then the money that would otherwise be spent is saved and made available for other, possibly higher importance, purposes.

In all of the reports that I read on this topic, not one tells me what I need to know: -- who benefits; what is the cost:benefit ratio.

The reports claim that a "needs analysis" points to a requirement for a several thousand square foot modern facility to be built with public monies on public land. I ask you, "Whose needs would such a facility address?; why should public monies be expended to that end?"

I understand the political imperative--it is identical with the one championed by the "sports-field" user groups in terms of organization and voting-block power. But that alone does not make the special interest plea for more spending, more facilities, more taxes and more fees convincing. Nor is the argument that the facility would benefit the proponents convince me that public funds should be expended to serve that narrow interest. There has to be something more involved, something that doesn't pay the special interest (in kind) or the business association (in foot-traffic through their stores).

A necessary condition for support is evidence that the facility improves social welfare for the general community, not just the special interests or the associated business association members.

Given the response from the public so far, I suggest to you that staff put together a well-researched business case rather than engage in more surveys, questionnaires, &c. If the business case can't demonstrate a gain in social welfare for the general public in excess of the life-cycle cost of the manned facility, then the question is answered--the proposed facility is rejected.

Sincerely,

[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Monday, July 26, 2021 5:47 PM
To: MayorandCouncil
Subject: Supporting the Arts & Culture Centre

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Dear Mayor and Council,

I am a member of [REDACTED] s. 22(1) but am writing to you as a citizen to ask that you support the recommendation coming before you regarding the next phase of planning for a new Arts & Culture Centre.

The deteriorating state of the art facilities in our community signals an urgent need for a new Arts & Culture Centre that will allow upcoming artists to flourish within and beyond the City of West Vancouver. Our community and future generations require the space to both appreciate and create meaningful art. The beautiful mountains and coastline surrounding our District serve as an inspiration on even the worst of days. With such inspiration and the approval of the proposed new resources, the potential for exceptional art born out of our city is limitless.

As an avid sports enthusiast who loves to play tennis recreationally, my family's life has largely centred around sports. However, I am not willing to sacrifice the arts for sports and firmly believe that we must equally foster both in our community. To help allow future generations the opportunity to create, we must provide them with the necessary resources and space to do so.

Many in opposition to the relocation of the tennis courts appear unaware that the courts will not be removed altogether but instead will be moved to a new area close by. I hear the concerns of citizens who oppose the relocation of the tennis courts in Ambleside park and urge them to consider how small of a consequence it is to enrich our community through arts.

Concerns about the funding for the new facility appear premature, as the Committee will continue to engage the community at every phase of the project. At this phase of the project, the Committee is simply asking for input on the preferred site of the new facility. Donations and government grants are estimated to make up a significant portion of the project's funding; however, the availability and applicability of government funding programs can only be determined once that phase is reached. At that point, the Committee will have more insight into the facility's funding and will engage the community again.

As a community, we must look at the bigger picture and become long-term oriented. Through investment into a new Arts & Culture Centre, we can demonstrate our collective appreciation for the arts to the upcoming generations, provide them with the adequate resources to create, and thus produce greater talent born out of our city.

Therefore, I like to ask that you approve the recommendation to proceed with the next phase of work on the proposed facility.

Thank you,
[REDACTED] s. 22(1)

[REDACTED] West Vancouver, BC [REDACTED] s. 22(1)

From: judy c [REDACTED] s. 22(1)
Sent: Monday, July 26, 2021 8:16 PM
To: MayorandCouncil; Mary-Ann Booth
Cc: Bill Soprovich; Craig Cameron; Marcus Wong; Nora Gambioli; Peter Lambur; Sharon Thompson
Subject: I am forwarding to you my speaking notes from the July 26, 2021 Council meeting....Arts Facility

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I am forwarding to you my speaking notes from the July 26, 2021 Council meeting.

Dear Mayor and Council,

The results of the site selection survey are inconclusive, and Council should require more community engagement before any decisions are made to further this project.

This is a major project, the report stating “ the financial implications of the decision to ultimately build an Arts and Culture Facility are significant...”yet the community consultation did not reach out to the whole of the community.

The engagement process was not inclusive of all members of our community because there was not even a paper survey available for those without a computer; the reason given was to cut down on paper use and because of Covid a fear to touch paper.

But there are binders and pamphlets of information outside at District hall, and a drop box for letters, payments and small parcels. Canada Post has always delivered during the pandemic also.

Does cutting down on paper use mean an information flyer couldn't be mailed to the entire community? Yet there was a mail out to the community for the July 1st activities, sent from Cultural Services, the department that oversees the Arts Facility Advisory Committee.

Residents living on Marine Drive across from Ambleside Park didn't even know about this project and survey, but 2 neighbourhood mail outs consisting of 1287 letters were done for the 2195 Gordon Avenue project.

If the financial implications for our community are significant, why wasn't the survey for West Vancouver residents and businesses only? The only determination was a postal code. Why not names and addresses? For privacy reasons you redact that information on letters posted to the Mayor and Council correspondence, and this could be done for a survey.

Of the 1214 participants in the survey, only 811 were identified by their postal code to be West Vancouver residents.

141 were identified as North Vancouver residents,..... should they have a decision in our community consultation? Anyone from anywhere can attend a program or be part of a group in West Vancouver, but cannot

vote here unless they are a resident, and they do not pay taxes. How much influence should a 'non-resident stakeholder' have when it comes to West Vancouver municipal taxes?

262 entered their postal codes incorrectly, and therefore that data is unreliable and should not be included.

The summary of the site selection survey is therefore inaccurate , and the only information you should have before you is the results of 811 West Vancouver residents, a very low number to be considered community wide consultation for the purpose of building a \$38M+ Arts Centre.

As Council members of OUR Community of West Vancouver, the views of the people who elected you in 2018 and will vote in next year's Municipal election, should be YOUR priority. It is West Vancouver residents who will ultimately be paying through their taxes some, but hopefully not all, of the capital, operating, and maintenance costs should an Arts Centre be built.

Respectfully submitted,

Judy Chalmers (do not redact my name)

s. 22(1)

West Vancouver s. 22(1)

Sent from my iPhone

From: s. 22(1)
Sent: Tuesday, July 27, 2021 7:23 AM
To: North Shore Artists' Guild; MayorandCouncil
Subject: Re: West Van Arts Facility needs your help!

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Can you really be saying you think spending money from the ' Covid safe restart programme' to have yet another study on the need for an Arts centre is prudent?
If The Ferry building gallery is able to be raised, why can't the Silk Purse and the Music Box be raised also to keep a little part of West Vancouver's history?
I walked along the beach at Ambleside with a friend one day, talking to the people there, young families and couples, older people and sun worshippers. We took a form for people to sign if they were for or against the Arts centre in that area. Everyone except one signed the form, not wanting it there. They said they didn't want to have to park underground, and they liked the gentle essence of the area.
We only spoke to about thirty people, so how many more people against it are out there?
Also, I tried to do the online survey myself, and I know of at least four other people who had great difficulty with it too and ended up not being able to do it at all, so that the 50 per cent against the centre is probably much higher.
Why don't you listen to the majority who DONT WANT an Arts Centre in those locations, If at all, and who feel this is not the time, with all the tragedy of Covid to even be thinking of one.

Regards

s. 22(1)

Sent from my iPad

On Jul 24, 2021, at 12:44 PM, North Shore Artists' Guild <contact@nsartists.ca> wrote:

Dear Members,

I hope your summer is progressing well. We are very fortunate not to be affected by the smoke from all the wildfires and are safe to this point. We have a clearer sight to the easing of the pandemic, and the ability to get together socially again.

I am writing to you once again to seek your support for the West Vancouver Arts & Culture Facility. Council is voting on Monday, July 26 to spend **\$150,000 of the COVID Safe Restart Grant to further the plans for the West Van Arts & Culture Facility. Sadly, at this time, the recent survey conducted by West Van shows only 50% support for the facility. This underwhelming support seems to be through lack of knowledge of the needs, the funding, and how the facility would be operated. The strongest naysayers particularly do not seem to understand what the facility would**

be used for; it is NOT just another art gallery – it is a public gathering space, practice space, meeting space and exhibition/performing space for arts of all forms.

From the public survey that was conducted May to mid-June, it became apparent that there was still much public misconception and misunderstanding about the need for a centre, the data analysis that has been done to determine what and where the facility should be located, and how it would be funded. As a result, Council needs to approve the spend of \$150,000 that is available to the District to:

- Conduct further community wide engagement to ensure the correct information is in the hands of the public and voters
- Research and propose a Governance Model
- Research and propose a Fundraising Plan

What can you do? Whether you are a West Van resident or not, please take the time:

1. Once again, write to Mayor and Council with your words of support (it can be brief) for the Arts & Culture Centre and the need to spend \$150,000 now for the next step in voter and public engagement.

mayorandcouncil@westvancouver.ca

2. Attend the Council Meeting on July 26 at 6pm to voice your support. How to participate:

<https://westvancouver.ca/government/mayor-council/agendas-minutes/regular-council-meeting-88>

Attached is:

- The latest report that summarizes the work to date, and the results of the recently conducted survey. This can also be accessed through

<https://westvancouver.ca/sites/default/files/dwv/council-agendas/2021/jul/26/21jul26-5.pdf>

- An excellent letter from Jennifer Webb, co-Chair of the Arts Facilities Advisory Committee outlining the need to support the work being done.

This is a synopsis of the key information from the attached report that will help you understand the history and why we need you to write to the Mayor and Council:

District of West Vancouver (District) arts and culture programs have been delivered to the community in multiple small residential houses for many years. The Music Box and Silk Purse were built in the mid-1920s, Gertrude Lawson in 1940, and Klee Wyck in 1925. These residential houses were not built for public gatherings, programs, or long term public use. They are in poor condition and past their useful life. Gertrude Lawson and Klee Wyck are located in residential areas. Klee Wyck is slated for demolition in 2021 and has not delivered arts programming since 2008. All previous tenant arts groups and programs have moved to the waterfront in the Ambleside area. Over the past 20 years, significant contributions of volunteer time and resources by community members, artists, architects, and District staff have assisted in determining the requirement for purpose-built replacement facilities for District delivered arts and culture programs.

From October 2018 to June 2019, the AFAC completed the first phase of facility planning and produced the Arts & Culture Facilities Plan (Facilities Plan), a comprehensive data-driven needs assessment.

The Facilities Plan identified that 25,000 sq. ft. is required to replace existing District facilities (Music Box, Silk Purse, Gertrude Lawson house) and meet future demand. The Facilities Plan identified that the Ambleside area is the most suitable location for a consolidated Arts and Culture Facility to bring benefit to residents, businesses, and visitors. A new facility will create spaces for social interaction, build community, provide services for the neighbourhood, and be a key economic stimulator for nearby businesses. From October 2019 to March 9, 2020, the AFAC conducted the Arts Facilities Site Identification Analysis (Analysis) that reviewed 12 Districtowned sites and seven privately owned sites suitable to accommodate new arts facilities. Thirteen core principles guided the evaluation of each site and formed the basis for ranking each site. The guiding principles included: Arts & Culture Connectivity; Financial Efficiency; Placemaking/Destination Ability; Functional Appropriateness; Pedestrian/Vehicle Public Access; Economic Connectivity; Future Flexibility; Parking & Loading; Neighbourhood Enhancement; Sustainability; Alignment with Planning and Policy; Development Timing; and Development Complexity. The results of this Analysis and subsequent planning recommended presenting two site options for a consolidated 25,000 sq. ft. facility:

Ambleside Park – Tennis Courts

Ambleside Park – South Parking Lot

Thank you for taking the time to write and to attend meetings with the Mayor and Council. Our NSAG future is dependent on West Vancouver getting the project done right so that we have a home for meeting, practicing, learning, and exhibiting!

Ingrid Gutzmann

President

This message was sent by:

North Shore Artists' Guild
PO Box 91051, West Vancouver, BC V7V 3N3

[Change Your Contact Information](#) - [Unsubscribe](#)

<JW_letter_to_Mayor__amp__Council_July_15_2021.docx>

<WV_Arts_Centre_Report_-_results_to_July_2021.pdf>

From: [REDACTED] s. 22(1)
Sent: Tuesday, July 27, 2021 4:00 PM
To: MayorandCouncil
Subject: Thank you for supporting the arts

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Dear Mayor and Council

I feel so proud to be a West Vancouverite today. It was so heartening to see Council unanimously support the next phase of the arts center research. I was reminded how important the arts are to our community's well-being, and how that municipal support is essential for it to be able to play its vital role.

So thank you to each one of you for supporting staff's proposal for the next phase. It's going to require continued stamina and courage, but you've demonstrated on several occasions now that you are up for that.

Best

[REDACTED] s. 22(1)

West Vancouver BC
[REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, July 27, 2021 9:39 PM
To: MayorandCouncil
Subject: Art centre and other artistic facilities

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Dear Lady Mayor,

We are others who do NOT want any kind of Arts Centre built as close to the water and beach as the two sites selected by council that have been decided upon. This decision was not made by West Vancouver residents themselves. In fact there was a survey about two years ago in which the majority of the residents did not even want an Arts Centre. If we have to have one to satisfy the very strong Arts Centre lobby we have in West Vancouver, then we should be using lands we already have been given by generous residents for the pleasure of the whole community. ie somewhere like Klee Wyck.

The beach, so close to the little town of West Vancouver, is of amazing benefit to all of us and there are very few situations like it in Vancouver. Please don't spoil it and take the character right out of it. It's wonderful that the Ferry building is being preserved and it would be even better if the other character buildings like the Silk Purse were saved too. They represent the character of old West Vancouver and we need to keep more of the old history for posterity, rather than tearing everything down that doesn't quite fit with the particular present we are in at the moment.

Providing underground parking in either of these sites would be a nightmare and turn our little hamlet into a modern city like many others around the world.

As far as the money from the covid safe situation is concerned, we think it should be safe guarded in case of future disasters like fire close to the community or any other necessary expenditure. Not just added to the pot for a project only 50% of the community want.

This is not the sort of project to be involved in anyway at the time we're trying to climb out of a covid situation and so much money has already been spent and so many jobs have been lost.

Please reconsider the Arts Centre and all its other types of art facilities as to where to build it in the future. Not down near the wonderful jewel of a beach so many of us have loved for generations.

We were not born in West Vancouver but my husband and I have been residents for [REDACTED] s. 22(1) years, have brought our children up on the beach and also our grandchildren.

Your very sincerely

[REDACTED] s. 22(1)

West Vancouver BC

[REDACTED] s. 22(1)

Sent from my iPad

From: Lucinda Jones [REDACTED] s. 22(1)
Sent: Thursday, July 22, 2021 9:57 AM
To: Heather Keith; MayorandCouncil
Cc: Jim Bailey; [REDACTED] s. 22(1)
Subject: Re: FW: Council correspondence - week ending July 14, 2021

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Heather Keith
Manager, Environmental Protection
District of West Vancouver

Dear Heather,

The UTA would be delighted to assist in the launching of an educational initiative for the District of West Vancouver. Thank You so much for this invitation.

The timeline which You have in mind, as I perceive from your email, is to follow the completion of a UFMP. A mail out in early to mid 2023 is what I imagine could eventuate given that timeline. Kindly correct me if I am wrong in that interpretation.

As You are no doubt aware, the UTA finds it difficult to wait in relation to protectionist measures for trees, however I do acknowledge the importance of integrating information that is most recently gathered. At the same time, the importance in retaining and enhancing the existing urban forest is an agreed upon fact not altered by a UFMP.

And so I would like to suggest, that in order to answer to the adamancy of climate disruption and the District's resolve to take action proactively, consistent with other Lower Mainland jurisdictions, now is the best time to address residents, to inspire the population to be aware of and participate in the process of stewardship, rather than waiting and delivering something finished and perfect, at, in the opinion of the UTA, a precariously later time.

A mail out created at this time could address:-

- that an Urban Forest Management Plan is underway;
- a listing of the multitudinous services that trees provide free of charge (with the exception of maintenance costs), together with statistical / factual examples of:
 - summertime cooling; CO2 sequestering; rainfall absorption; slope retention; weather stability; maintaining existing neighbourhood character; privacy; sound absorption;
- particular important elements of the adopted Tree Bylaw that govern pruning, for example, and that topping is not allowed;
- that the 75cm DOB is thought by some residents as not protectionist enough and so the District requests that careful consideration of value be applied to each and every tree;
- that West Vancouver is appreciated by people far and wide, and by local residents as a treed environment;
- the responsibility of caring for trees and their inter-connected habitat is a stewardship of these lands which is expected of West Vancouver residents.

I look forward to further discussing this bright prospect of working together.

Thank You again so much for your response.

Lucinda Jones

Urban Tree Alliance
[REDACTED] s. 22(1)
West Vancouver, BC

On Mon, Jul 19, 2021 at 3:34 PM Heather Keith <hkeith@westvancouver.ca> wrote:

Dear Ms. Jones,

Thank you for your inquiry. It is great to hear your feedback on the effectiveness of these types of materials that the District sends out to residents. For your information, staff anticipate the development of an Urban Forest Management Plan in 2021/2022, which we expect to include a public engagement piece as well as the preparation of materials to educate the public on tree management. Therefore, it is useful to receive this feedback around communication tools that are effective.

Following the completion of the plan, staff could follow up with members of the Urban Tree Alliance to discuss the development of education materials for the public and would be happy to work with you on this initiative.

Best Regards,

Heather

Heather Keith, M Sc , R P Bio

Manager, Environmental Protection | District of West Vancouver

t: 604-921-2925 | westvancouver.ca

The Municipal Hall is closed to the public due to COVID, but we continue to provide service by email and phone.

From: [REDACTED] s. 22(1)
Sent: Thursday, July 22, 2021 11:47 AM
To: MayorandCouncil
Subject: 2195 Gordon

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Nigel Malkin is running for West Van mayor because he is fed up with Increased Traffic and Property Taxes

I recently read this heading in one of Nigel's marketing pieces and it got me thinking.

Like Nigel, I'm sure many are also fed up with increased traffic and property taxes. I'm also not happy about all the independent businesses along the Marine Drive corridor who struggle to make ends meet and why so many landlords have to deal with all the retail turnover. Add to this, the prohibitive cost for our kids to afford a home in the neighborhood they grew up in, as I was able to do in the 1990's.

Unfortunately, none of these issues are mutually exclusive. In many cases, you can't achieve one without the other. Property taxes will only continue to rise without building alternate tax revenue streams. If we are able to grow the commercial base along Marine Drive for example, it will help the property tax situation. However, in order to do that, we need to add density in the Ambleside, Dunderave and Horseshoe Bay communities so that the residents can support the businesses and allow them to thrive. Yes, initially, by adding density, traffic may increase. But like in any major area of growth around the world, citizens will eventually make a decision to sit in traffic or take alternate forms of transportation, of which we have several. Not to open up the whole B-line argument now, but as density increases, we will get more transit funding to support the growing demand. There is precedent for this in many other areas of the Lower Mainland, so this is not a risk. It's more a matter of Chicken or Egg! Oh, and by the way, by increasing density, I am quite certain we would also achieve a more diverse housing option for young families to be able to afford. A recent article in BIV articulates this issue very well by qualified experts.

<https://biv.com/article/2021/07/density-considered-key-local-business-vitality>

The alternative, I'm afraid, is pretty much status quo. I have lived in this community (Dunderave) since [REDACTED] s. 22(1) and frankly, very little has changed as compared to other municipalities which by the way, West Vancouver competes with for disposable consumer dollars. If Nigel et al have it their way, our retail community will continue to wither away, our population will continue to shrink due to aging and prohibitive housing costs, more and more seniors will be forced to move to Lower Lonsdale and other communities in North Vancouver or downtown where they have a choice for downsizing, etc.... But we will accomplish one thing....less traffic!

Respectfully,

[REDACTED] s. 22(1)

West Vancouver, BC [REDACTED] s. 22(1)

DWV requires your name and address

From: s. 22(1)
Sent: Thursday, July 22, 2021 12:06 PM
To: MayorandCouncil
Subject: The Week Ahead

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Dear Mayor Booth and Members of Council:

First of all, I want to thank you for your service to West Vancouver. I can only imagine how challenging it has been to lead this community through the current pandemic, and I know that many of us feel very privileged to live and work here during this extraordinarily stressful period.

This is your last week of Council business before a well deserved break, a week that I believe will determine a great deal about the future of this community. It provides a wonderful opportunity for you to do the right thing, to move this community forward, to build a better West Vancouver. Monday's agenda is crowded, but I wish to comment on two agenda items in particular.

Arts Facilities Site Identification Analysis - Results of Public Engagement and Consultation

As a resident of West Vancouver for more than s.22(1) years, I have a clear sense of the impact that important public facilities can have in building a more liveable, vibrant and inclusive community. Imagine West Vancouver today without the Memorial Library, the Seniors' Activity Center, two remarkable Community Centres, the Gleneagles Golf Course or the Kay Meek Centre, all built in my lifetime by citizens with a dream and supported by elected members of Council with the courage to lead. New public amenities will always be at the heart of a community that seeks to ensure that everyone belongs, feels valued, and is able to contribute.

Sadly, over the past several decades this municipality has not invested in the arts as it should have, leaving us with inadequate and decaying facilities. While many of us look forward to once again enjoying outstanding professional performances on stage at the Meek, what is the future for our citizens whose engagement in the arts goes well beyond entertainment? Those who find joy and the sense of well-being that comes with working alongside others in the creative process are in desperate need of an appropriate new facility. Your dancers, painters, musicians, actors and many others who enjoy participating in the arts need a home. I urge you to vote in favour of the recommendation to go forward to the next phase of planning for an arts and culture centre. Stay the course, despite opposition, so that we can finally have a facility of which we can all be proud.

Navy Jack House

When it comes to doing the right thing, I can think of few better examples than the decision by this Council to rescind the demolition order for Navy Jack House. I'm new to the heritage community, but have come to appreciate just what the restoration and repurposing of this home will mean to West Vancouver. Much of our early history resides in this building, and in the story of the people who built it and lived in it - both the settlers and the people of the Squamish Nation. Navy Jack House provides an extraordinary opportunity for our community to learn that story, and for the creativity and imagination of our citizens to help you repurpose this home so that it becomes a beloved waterfront amenity without being an ongoing financial burden to the municipality.

The research is clear that healthy, vibrant communities are those where people feel connected to each other, where they have a sense of belonging, and where they feel a connection to the place where they live, work, and play. Cottage Coffee or a bistro overlooking a newly restored Lawson Creek could play a unique role in enhancing the social well being of our community, just as Navy Jack House did in West Vancouver's earliest days.

I have very much enjoyed serving as s.22(1), and wish to compliment Mark Chan on the leadership and commitment he has shown to this project. Mark has made every effort to work collaboratively s.22(1) is thorough and independent in his research, and his report and recommendations deserve your support.

Some Other Observations

I remain optimistic about the legacy of this Council. After more than half a century, we finally have a plan for Horseshoe Bay, it appears that you are making good progress on the development of 2195 Gordon Avenue, and your ongoing commitment to the building of the West Van Place for Sport will help to ensure that our children have a safe place to run and play in the years ahead. On Tuesday you will have an opportunity to support the implementation of the Neighbourhood Character Working Group's recommendations, the result of some very fine work led by Tom Dodd and Nancy Smeal.

It is an important week for you, and for this community.

I wish you all the best,

Sincerely,

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 22, 2021 12:11 PM
To: MayorandCouncil
Subject: Respectful Communication and Code of Conduct Bylaws

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Dear Mayor and Councillors

I am not sure my letter to the Editor of the North Shore News got to you as well as the paper so I am repeating it here so you may understand my concerns.

“RE: Political discourse has deteriorated in West Van. A new bylaw could have helped.

Dear Editor:

I was deeply disappointed in the West Van Councilors Soprovich, Thompson, Wong and Lambur who indicated their vote was no even before hearing any presentation of the bylaw proposals for Respectful Communication and Code of Conduct.

The action is deeply disrespectful to the staff they work with daily and to the community they serve.

I am fearful that these Councilors are driven by their own personal gains rather than what principles of honest respectful diligent work that supports a democracy in West Vancouver."

Sincerely

[REDACTED] s. 22(1)

West Vancouver, BC

From: [REDACTED] s. 22(1)
Sent: Thursday, July 22, 2021 4:12 PM
To: MayorandCouncil
Subject: Code of Conduct and Respectful Communication Bylaws

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Dear Mayor and Council members,

I am puzzled and mystified why the two proposed Bylaws to govern the Code of Conduct and Respectful Communications in our Communities civic discourse did not receive unanimous and full support of the entire Council.

I admired this council over the last few years for its honest discussions over often controversial issues and their ability to reach a consensus by listening to members of the Community and carefully modifying positions in a creative and cooperative way.

This has created trust in the Municipal process and in the high quality capabilities of the District staff.

Unfortunately, there are some members in our Community who are unable to see the benefits of compromise or alternative solutions for the good of all and resort to unethical tactics and abusive language to staff and council members.

To address this recurring issue, It would seem logical to express faith in your excellent staff, to respect their honest effort to reflect the concerns and instructions of Council itself, by debating, and possibly amending the proposed bylaws, rather than dismissing them out of hand.

By not supporting these bylaws it may appear that the four council members seem to condone or even encourage abusive and unethical behaviour in the public process, which I find hard to believe.

Surely they can do better and, on reflection, realize that this is not a political issue, but an ethical one, which is standard issue in most organizations and institutions.

I strongly urge these four council members, some of whom I actually voted for, including the most experienced (29 years on council !) to re table and re visit these bylaws again in the next council meeting on Monday July 26 and show that they have not lost their moral and ethical bearings on this democratic compass.

Respectfully,

[REDACTED] s. 22(1)

West Vancouver, BC

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 22, 2021 12:32 PM
To: MayorandCouncil
Subject: Navy Jack House Report

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Dear Mayor and Councillors:

I support acceptance of the Navy Jack House Recommendations to be presented at WV Council meeting

It is important to continue to engage First Nations on both the Creek Restoration and House Restoration Projects and to support more detailed analysis of the modes of financial viability for both projects.

The Navy Jack House is an important historical symbol in West Vancouver.

Please vote yes to the Recommendations.

Sincerely

[REDACTED] s. 22(1)

West Vancouver, BC

From: Rod Day [REDACTED] s. 22(1)
Sent: Saturday, July 24, 2021 2:27 PM
To: MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: Navy Jack House

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Dear Mayor and Council, On behalf of the West Vancouver Historical Society I would like to compliment Mark Cham, Deputy Chief Administrative Officer, for this excellent report and recommendations regarding the Navy Jack House, the subject of Item 8 in your Council meeting July 26. We urge Council to pass the motion recommended in this report. We would also like to thank Council for its hard work and public-spirited efforts. We wish you a well deserved holiday in August. With thanks, Rod Day, PhD, board member and past president WVHS. [REDACTED] s. 22(1) West Vancouver [REDACTED] s. 22(1)

From: John Mawson [REDACTED] s. 22(1)
Sent: Saturday, July 24, 2021 6:15 PM
To: MayorandCouncil
Cc: Mark Chan; [REDACTED] s.22(1)
Subject: Agenda Item #8 Navy Jack House, Council Meeting 26 July, 2021
Attachments: NJH Citizens Group re Report of 14 July 2021.docx

CAUTION: This email originated from outside the organization from email address [REDACTED] s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

Please see the enclosed letter from the Navy Jack House Citizens Group.

Thankyou,

John Mawson, on behalf of the Citizens Group

Mayor and Council
District of West Vancouver

24 July 2021

Re Agenda Item #8 Navy Jack House, Council Meeting 26 July, 2021

The Navy Jack House Citizens Group has worked with staff, especially Mark Chan, to chart a course towards realising the Vision of a renovated and repurposed Navy Jack House as a Destination on West Vancouver's waterfront. Mr Chan's Report of 14 July confirms the feasibility of relocating the House in close proximity to its current site, and speaks to the Options of using the House alone as "Cottage Coffee" or the House with a modest Addition as a "Bistro". It outlines Next Steps including developing further the business cases for "Cottage Coffee" and "Bistro" Options.

Healthy, vibrant communities are those where people feel connected to each other, have a sense of belonging, and feel a connection to the place where they live, work, and play. Either of the "Cottage Coffee" or "Bistro" Options, overlooking a Lawson Creek restored by the Streamkeepers, would enhance the social well being of our community, just as Navy Jack House did in West Vancouver's earliest days.

Much of our Community's early history resides in this home and in the stories of those who built it and lived in it, both the settlers and the Squamish people. We have an extraordinary opportunity, both for our community to learn those stories and for the creativity and imagination of our citizens to help you repurpose Navy Jack House, so that it becomes a beloved waterfront amenity without being an ongoing financial burden to the Municipality.

This Report and its Recommendations has the whole-hearted support of the Citizens Group and we urge you to embrace it as well.

Thank you

s. 22(1)

John Mawson (On behalf of the Navy Jack House Citizens Group)

s. 22(1)

West Vancouver,

s. 22(1)

From: Peter Miller [REDACTED] s. 22(1)
Sent: Sunday, July 25, 2021 6:15 PM
To: MayorandCouncil
Cc: [REDACTED] s. 22(1)
Subject: July 26th 2021 Council Meeting Agenda Item 8. Navy Jack House
Attachments: NJH Letter to Council.pdf

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Please find attached our letter of support regarding July 26th 2021 Council Meeting Agenda Item 8. Navy Jack House.

Regards,

Peter Miller
Past President

NORTH SHORE HERITAGE PRESERVATION SOCIETY

2695 Nelson Avenue, West Vancouver, BC, V7V 2R8
BC Society Registration #.S-49292
Charity #83070 2478 RR0001
CRA Business #83070 2478 BC0001
<http://www.northshoreheritage.org>
Face-Book: <http://tiny.cc/pynaby>
Phone: 604-926-6096

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NORTH SHORE HERITAGE PRESERVATION SOCIETY

2695 Nelson Avenue, West Vancouver, BC, V7V 2R8
(604) 926-6096
info@northshoreheritage.org

www.northshoreheritage.org

BC Society Registration No. S-49292

Sunday, July 25, 2021

Mayor and Council
District of West Vancouver
750 17th Street

West Vancouver BC By e-mail only to: mayorandcouncil@westvancouver.ca

Dear Mayor and Members of Council:

RE: Navy Jack House

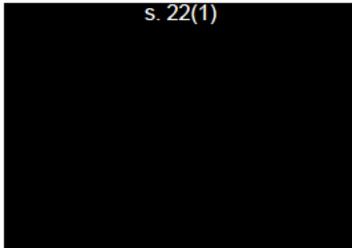
We are writing in support of the Recommendations contained within the Report in front of you this evening on the Navy Jack House; namely public engagement, additional financial analyses and engagement with the First Nations.

Much of our Community's early history resides in this building, and in the stories of the people who built it and lived in it - both the settlers and the people of the Squamish Nation. It offers an extraordinary opportunity, both for our community to learn that story, and for the creativity and imagination of our citizens to help you repurpose this home so that it becomes a beloved waterfront amenity without being an ongoing financial burden to the Municipality.

We strongly support the next steps towards making this a reality.

Sincerely,

s. 22(1)



Kyla Gardiner
President

From: Paul Hundal [REDACTED] s. 22(1)
Sent: Monday, July 26, 2021 4:20 PM
To: MayorandCouncil; Nora Gambioli; Bill Soprovich; Sharon Thompson; Peter Lambur; Marcus Wong; Mary-Ann Booth; Craig Cameron
Subject: Agenda July 26 2021 - Item 8 - Navy Jack House submissions
Attachments: Letter to WV Council - July 26 2021.pdf

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Please accept as correspondence to Mayor and Council the letter attached from the North Shore Historical Society.
(Please also ignore my last email without the attachment)



NORTH SHORE HISTORICAL SOCIETY

NORTHSHOREHISTORICALSOCIETY2@GMAIL.COM

July 26, 2021

To Mayor and Council,

RE: Navy Jack House - Agenda Item 8 for meeting of July 26, 2021

We were very pleased to read the staff report and fully support staff recommendations on how to proceed with repurposing the Navy Jack House at this time. I understand that no firm commitment is being made by taking this step, however, it will lead to you obtaining the best information to help you decide which option to choose. Progress is being made towards finding the best way to repurpose this most important heritage asset. There is even an option available that will be of no cost to the District if we accept a business partnership.

We are very appreciative of Mark Chan and his team for reaching out to us at every step since Council reset the direction last October. Most of all, we are grateful to Mayor and Council. You listened to the pleas for heritage protection last October when many diverse parties came forward and you took a leadership role in setting a new direction. I can say personally as a West Vancouver resident, this is the kind of leadership I voted for and you certainly came through.

I am assuming that you will support that path forward laid out by staff and I look forward to continuing to work with staff to find the best affordable future for what was the oldest continuous residence in the Lower Mainland as it is repurposed for the next century.

s. 22(1)

Paul Hundal, President of the North Shore Historical Society

s. 22(1)

West Vancouver, BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Thursday, July 22, 2021 5:31 PM
To: MayorandCouncil
Subject: Cannabis License Applicaitons

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July 21, 2021

Attn Mayor and Council,

I pledge my support of Weather Cannabis and their application in our neighbourhood for a cannabis store at 6412 Bay Street, West Vancouver.

I think that a locally owned and operated store will be an asset to the community.

Sincerely,

[REDACTED] s. 22(1)

West Vancouver, B.C.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, July 23, 2021 11:40 AM
To: MayorandCouncil
Subject: Endorsement— 6412 Bay Street cannabis store

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Attn Mayor and Council,

Please accept my endorsement for support of a cannabis store at 6412 Bay Street, West Vancouver. This location is an appropriate fit for this retail store in Horseshoe Bay.

Thank you

[REDACTED] s. 22(1)

West Vancouver, B.C.

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, July 23, 2021 1:02 PM
To: MayorandCouncil
Subject: Upcoming Harmony Arts Festival (letter to West Van Museum upon receipt of flyer)

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Hello,
I am so glad that Harmony Arts is on this year. I come over every year from Victoria to attend and join many many West Van friends. I did see that message about how the festival would be different this year, and because of the way that case numbers have tripled since the beginning of last week and news from other places where outdoor events like the concerts have been superspreaders, I called them to ask how it would be different and what safety protocols would be in place.

They said they are indeed following the advice of health authorities, but when I asked in what way, it turns out the concerts and event will not be any different except that they can have 2000 at the food venue. I was very surprised.

Given that it is an all ages event and as such, unvaccinated 12 year olds, immunocompromised adults and many others will be at risk since vaccines are so much less protective against the Delta variant.

I had expected to hear that at the very least, masking would be recommended at the concerts, since although outdoors, people are close together for at least 2 hours.

I hope that you folks might have some influence in helping the organizers see that it would be prudent to put safety protocols in place, so as not to create the kind of transmission we saw earlier in the year at Whistler, even before we were dealing with the Delta Variant.

Sincerely,
[REDACTED] s. 22(1)
Victoria, B.C.
[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Friday, July 23, 2021 7:55 PM
To: MayorandCouncil
Subject: Navy Jack House and Arts Centre

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Hello Mayor and Council. I see the above topics will be discussed at Monday's Council meeting, so I wish to express my opinion.

I feel we should keep the Navy Jack House to preserve this important part of our history, and to retain buildings which give the place character. Also, it would be a good step towards reconciliation with the Squamish Nation, to retain a building which is also part of their history, because of Navy Jack's wife.

I do not approve of the money being spent on a possible Arts Centre. We have plenty of Arts places already, and I do not want to see the Silk Purse and other older buildings pulled down because they are again part of our history, and give the waterfront character. It is foolish to consider taking over parking lots which are already much in demand, and we need more not less.

My address for [REDACTED] s. 22(1) years is [REDACTED] s. 22(1) West Vancouver. [REDACTED] s. 22(1)

[REDACTED] s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Saturday, July 24, 2021 2:10 PM
To: MayorandCouncil
Subject: Amendments to the Official Community Plan and Zoning Bylaws

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Mayor and Councillors,

As property owners and residents of West Vancouver for [REDACTED] s. 22(1) years, we have watched with dismay as spending on single family house construction for the wealthy has increased significantly while the population has decreased. We fully support adoption of the proposed amendments to the Official Community Plan and the Zoning Bylaw as the changes should assist in reversing this trend. West Van needs more people, preferably with average incomes, if it is to become the touted "vibrant community".

We would like to commend the Neighbourhood Character Working Group for their hard work and the outstanding results.

Respectfully yours,

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Monday, July 26, 2021 11:38 AM
To: MayorandCouncil
Subject: Neighbourhood Character Working Group's Recommendations Submission
Attachments: July 25.docx

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Mayor and Council
Submission attached
Thanks

[REDACTED] s. 22(1)

West Vancouver



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July 26/2021.

Proposed Implementation Of The Neighborhood Character Working Group's (NCWG) Recommendations.

My wife and I are long term residents of West Vancouver, having lived in the s. 22(1) area for over s. 22(1) years. We have seen many changes to our neighborhood, some good and some bad. Most of these changes have taken place due to or because of functional reasons, and now we are pleasantly surprised to see proposed changes based on more aesthetic reasons. Proposed changes which would not only make our neighborhoods look better but possible even function better.

We commend all the people who commissioned this report and the many citizens who spent time and effort in producing this report. A job well done.

Many of the proposed recommendations are very timely for our particular area as we seem to be on the cusp of major changes.

The Aquila development and the development at 5665 Westport Road are but 2 of the developments which could materially change our neighborhood. In time the Thunderbird Marina will also be subject to change. Eagle Island also seems to be ripe for changes.

Many of these proposed changes have come about since the adoption of the West Vancouver Official Community Plan (OCP). The OCP stresses the need for additional housing in the community. The NCWG Recommendations gives us some guidelines and conditions under which this housing can be supplied.

The NCWG Recommendation document states under **Principles;**

The following principles have guided the work of the NCWG:

“Encourage RS-Zoned (primarily single family) neighborhoods to maintain a detached house/single family appearance.”

That is what we have in our neighborhood now. The Aquila and the Westport Development would forever change that by putting in row house's, duplexes and triplexes.

We encourage acceptance of the NCWG Proposal as presented.

Thanks for the opportunity to offer input,

s. 22(1)

West Vancouver.

From: [REDACTED] s. 22(1)
Sent: Tuesday, July 27, 2021 11:39 AM
To: MayorandCouncil
Subject: FW: Comments on Neighbourhood Character Working Group Recommendations

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Dear Mayor and Council,

I would like to very much commend the Neighbourhood Character Working Group and Council liaison for putting together such a timely, thoughtful, and thorough report. The very practiceable recommendations will be applauded by many residents who cherish the unique characteristics of West Van's single family neighbourhoods. The provision of incentives to encourage good and respectful design will help ensure that neighbourhood consideration becomes a part of new developments so that they enhance landscape and architectural diversity in West Vancouver. While the report acknowledges that municipal bylaws cannot legislate style or taste, all too often gigantic new homes stand empty on completion or are flipped out for resale a year later. Hopefully builders of spec homes and investors will also take more time to consider the location and context of their projects.

Recommendations that encourage gentle densification of neighbourhoods are essential to provide some measure of affordability and the housing options needed for modern families. There is little in the report that I would take issue with, although I do think that the recommended changes to accommodate the subdivisibility of large lots in RS zones do not go far enough. There are many large lots in West Vancouver that, with the Tree Protection Bylaw in place and the Neighbourhood Character recommendations applied, could be divided to add density and encourage homes of a scale that families actually want and could afford.

Secondly, if a stated goal of the report is to reduce the impact of any development—whether as-of-right or through a variance, rezoning, or development permit—and to answer the question of how the development will maintain or enhance neighbourhood character, this goal should extend to situations where single family lots are being rezoned within a neighbourhood for another use. Such developments, if on a large scale, can not only impact neighbourhood character, but totally alter it. For example, both of these items are front and center in our neighbourhood on the north side of Sentinel Hill, where lots are generally large and many houses are ripe for redevelopment. We also have a rezoning in the works [REDACTED] s.22(1) that would see a major mid- to high-rise residential and institutional development (Inglewood) that would accommodate something like 1,100 people on about five acres.

Neighbour Character and Rezoning for Major Projects

The Baptist Housing Society has submitted its formal application for a mixed-use housing development at Taylor Way and Inglewood/Burley Drive that will encompass long-term care, seniors' apartments, and below-market housing for workers. This single 700-unit development, on its own, will add a large proportion of the units anticipated for the entire Taylor Way corridor in the 2018 Official Community Plan. The defining neighbourhood character features in the area are a heavily treed streetscape with mountain views to the

north. For some homeowners, these features will be replaced with views of mid- and high-rise towers, lit around the clock, and constructed on a site where most of the mature trees will be removed.

While fence height and architectural styling of new houses are important concerns well discussed in the neighbourhood character document, what of neighbourhoods impacted by immense projects that are totally transformative to those that live beside or near them? Certainly the order of magnitude of concern of having one's backyard overlooked by a tall building, or sunlight and views blocked, while enduring a six-year heavy construction build-out, supersedes many of the issues discussed in the document before Council. Yet, no inventory of neighbourhood character was conducted before this project was fast-tracked in advance of developing a neighbourhood plan. The promoted vision of a "Campus of Care" (with campus-like institutional buildings) is based on models developed elsewhere and lacks any neighbourhood context. Public consultations to date have focused on promoting that concept rather than preserving or even enhancing neighbourhood character. I note that a large housing project was just approved in Port Moody (Woodland Park, with 2000 units on 25 acres) that preserved about half the site as park and protected area, while accommodating publicly-funded housing. In contrast, the Inglewood site will lose most of its mature trees, have no land dedicated for park, and have little or no reference to neighbourhood character. An expanded and green-compatible long-term-care facility project is needed and widely supported by the neighbourhood, and is very achievable. But most residents are surprised and disappointed by what is being put forward. I think that the concept of preserving neighbourhood character must be extended to all neighbourhoods in West Vancouver.

Residential Zones

s.22(1) RS 3 residential zone borders the RS 5 zone of Upper Ambleside. Despite this proximity and being on a continuous streetscape, one zone (RS 3) has a minimum lot size that is about twice as large as the other. One of the stated goals in the OCP is to increase residential density, especially within some older established neighbourhoods where the housing stock is ending its normal lifespan. About 10 years ago, two nearby properties in the RS 5 zone were reconfigured to allow a larger lot to be divided into two fifty-foot lots with new homes constructed. These were sensitively designed and well-landscaped and fit into the streetscape beautifully. Yet we have just learned that a nearby property with a mid-century-modern home, which recently sold, is to be redeveloped to a large mansion with a pool. Residential zoning was put in place many years ago. Portions of our neighbourhood could end up with high-density development on one side of the street and single-family homes on large lots on the other. This highlights the need to complete the Neighbourhood Planning process outlined in the recent Official Community Plan.

So again, congratulations on the much-needed Neighbourhood Character Working Group Report, and I do hope that all residents of West Vancouver will get the benefit of these important recommendations—whether it is a new home or intensive development proposed in long-established green and quiet residential neighbourhoods. I think that those key recommendations to reduce size and the appearance of bulk, and to recognize the value of greenery, and access to views, light, and privacy, capture what living in West Vancouver is all about.

Sincerely,

s. 22(1)

West Vancouver, BC

s. 22(1)

From: [REDACTED] s. 22(1)
Sent: Tuesday, July 27, 2021 12:00 PM
Cc: MayorandCouncil
Subject: Support for Working Group report results

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Hello,
We are writing to indicate our support for the recommendations made by the neighborhood character working group. We recently purchased a character home a few blocks from [REDACTED] s.22(1) and believe these recommendations would make preserving homes like ours a more viable option.

Respectfully,

[REDACTED] s. 22(1)

West Vancouver

From: [REDACTED] s. 22(1)
Sent: Tuesday, July 27, 2021 12:00 PM
To: MayorandCouncil
Subject: Public Meeting Neighbourhood Character July 27, 2021

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Mayor and Council
District of West Vancouver

Honourable Mayor and Council,

In reviewing the proposed:
4662,2010, Amendment Bylaw No. 5122,2021 and
4985,2018, Amendment Bylaw No. 5135, 2021

I am most pleased to read the considerations that are written therein as requirements for coach house proposals.

In particular I would like to acknowledge and express gratitude for the following particular regulations that are expressly written therein:

- under 1.1 Neighbourhood Character Considerations -
"emphasizing sustainable landscapes" ;
- under 2.1 Siting -
"to avoid significant grade alterations and ... to encourage retention of natural site features" ;
- under 2.2 Frontage
2.2.1 Setbacks and Separation
"Zoning variances for setbacks and separation distance can be considered to protect natural site features such as mature landscapes and trees."
- under 2.3 Topography + Grade -
"The existing topography and natural grade should be respected as much as possible ... alterations of existing grades and natural site features should be minimized;
site clearing and excavation that includes significant removal of earthworks should be avoided."
- under 2.4 Landscaping -
The retention of existing mature trees, vegetation, and natural landscaping features should inform early siting and landscape design concepts.
All areas adjacent to the coach house should be landscaped and designed to:
 - reflect the principles of sustainability ...;
 - incorporate established vegetation and rock outcrops into the design;
 - incorporate rainwater collection systems ... and utilize rain gardens or bioswales to facilitate natural filtration of rainwater into the ground;
 - ... to support sustainable landscapes."
- 2.4.1 Plant Selection -
- 2.7 Environmental
 - Tree retention should be maximized including trees covered by the District's Tree Bylaw as well as trees that are smaller than the minimum size protected but still contribute to the health and biodiversity of the neighbourhood;
 - Natural features (eg. creeks) should be incorporated into a project's site planning stage to minimize the impact of natural water courses consistent with the District's policy. ..."

It is reassuring to see the attention given here as suggested and actively encouraged by many of us for some years. Let us grow this together.

I wish to All, happy times in the on-going pursuit of sustainability and the honouring of the life-giving forces and systems we steward together.

Sincerely,

s. 22(1)

West vancouver, BC

s. 22(1)

-----Original Message-----

From: [REDACTED] s. 22(1)

Sent: Tuesday, July 27, 2021 12:50 PM

To: Mary-Ann Booth <mbooth@westvancouver.ca>; Peter Lambur <plambur@westvancouver.ca>; Sharon Thompson <sthompson@westvancouver.ca>; Craig Cameron <ccameron@westvancouver.ca>; Nora Gambioli <ngambioli@westvancouver.ca>; Bill Soprovich <bsoprovich@westvancouver.ca>; Marcus Wong <mwong@westvancouver.ca>; Jim Bailey <jbailey@westvancouver.ca>; Heather Keith <hkeith@westvancouver.ca>; Matthew MacKinnon <mmackinnon@westvancouver.ca>
Subject: Neighbourhood Character Recommendations

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Dear Partners in Sustainability,

Are we supporting sustainable degeneration or sustainable regeneration?

If we support a future of sustainable regeneration, then I invite you to make recommendations that clearly show the connections between the built environment and the natural environment. We need to talk about trees, and creeks, and fish, and the ocean.

What we do on the land matters to the fish in the sea.

What we do to a tree matters to the fish in our creeks.

Trees slow, sink, and spread rainfall and filter out the toxins so that the fish aren't dead.

We have a responsibility for the well-being of fish (salmon and trout).

Caring for our fish supports Canada's vision for a Blue Economy.

Otherwise, why bother with a Coho Festival celebration while we ignore our responsibility to fish habitat?

I appreciate the recommendations made for Coachhouses under Landscape and Environment.

Huge thanks to the NCWG and Staff for their hard work.

With gratitude,

[REDACTED] s.22(1)

Sent from my iPad

From: s. 22(1)
Sent: Sunday, July 25, 2021 3:56 PM
To: MayorandCouncil
Cc: s. 22(1)
Subject: Laneway housing FSR restrictions

CAUTION: This email originated from outside the organization from email address s. 22(1). Do not click links or open attachments unless you validate the sender and know the content is safe. If you believe this e-mail is suspicious, please report it to IT by marking it as SPAM.

We are asking for council to consider increasing the total building floor space ratio (FSR) from 35% to 45% of total lot size to allow for greater coverage . We recently contacted West Vancouver staff regarding a potential lane way house on our property located s. 22(1) where we have been residents for s. 22(1) years. Our intent would be to have our s.22(1) family take over the family home and we would downsize to the laneway home. We understand there are two restrictions in determining the size of the laneway house: 1) the laneway house itself cannot exceed 10% of total lot size and 2) the combined lot coverage of the two houses can not exceed 35% of the lot size. While the first restriction is limiting the second simply does not work. Our existing home is s.22(1) years old and sits on 9600 sqf lot. However, given the current size of our existing house 2900 sqf , the maximum size of laneway house we could consider would be 460 sqf. (9600 X.35- 2900) in order to comply with the 35% total lot coverage restriction. Our lot size and house are not exceptionally small or large respectively for West Vancouver, which leads us to believe almost anyone on West Vancouver would be faced with similar constraints when considering a laneway house. We note that the size of our proposed laneway house is still limited to less than 1000 sqf by the 10% restriction. The FSR limit as currently enforced would seem to be a self inflicted deterrence to the objective of increasing density and allowing for generational rejuvenation of the community. Our options now are to live in a tiny house, or tear down the old house and redevelop to comply with the by law or sell the property. We believe the City of Vancouver has already recognized the need for some allowance in regards to FSR for laneway houses and allows for greater FSR to accommodate laneway houses. It would seem West Vancouver should do the same.

s. 22(1)
West Vancouver BC s. 22(1)

Sent from [Mail](#) for Windows 10

From: [REDACTED] s. 22(1)
Sent: Monday, July 26, 2021 12:15 PM
To: e.wilhelm@westvancouver.ca; MayorandCouncil
Subject: Glenmore Drive duplex proposal

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Erik Wilhelm
 Senior Community Planner

Mayor & Council
 District of West Vancouver

Good morning Erik,

I have looked through the Glenmore Drive duplex proposal as provided at the District website in your Council Report, on the District Council Meeting agenda for tonight, July 26/21.

Allow me to outline the following feedback:

- firstly, I appreciate creating more housing and for that to be at closer range, therefore more dense as previously conceived, zoned for and built;
- at the same time, I am sure You agree that perspective must be kept broad when attempting to solve an issue to be sure others are not created;
- to my sensibilities, as a long-time pro-active environmentalist, and having lived in the forested, therefore vibrantly healthy region of West Vancouver for [REDACTED] s. 22(1), maintaining resilience is not just a characteristic whim but globally what has been decided is critical for future generations;
- this means there is an actual need to retain trees on each property, rather than continually requiring adjacent properties to pick up the slack of what is being cut down on the property at hand, which often is, not always but often, another clear-cut lot;
- with this on-going policy of tree cutting and blasting for basements, it is only a matter of time before the trees on those adjacent properties also fall to the chain-saw;
- if the trees planted in place of cut down trees are capable of providing comparable natural services to that which their predecessors provided, and if all goes well, they will fully come on stream in approximately 30 years. Compared to anyone's lifetime, let alone to today's perplexed and anxious youth, that is a considerable number of years;
- given the limited information I have at hand I do not mean to suggest that this lot is to be clear-cut. The diagram online shows a pale green coloured backyard - I do not know what this is indicating;
- rather than permitting for a side by side duplex, I question why the structure is not longer and 3 storeys, all above ground, creating a wider floor-plan than this proposal of side-by-side on this narrow lot, and significantly, to allow actual real trees to grow between this lot and the neighbours;
- this increase in privacy, beauty and sound absorption by way of trees is far superior to the cedar hedging concept which I see in the diagram (in my humble opinion);
- if a slight set-back re. the 3rd floor is required given the various factors, this could run from front to back along the length of the duplex structure that interfaces with neighbours, allowing a narrow balcony, however because mature trees here would reduce the

sense of structural height, the balcony could be planned for the opposite side of the structure and/or the back from which the view would be of the park trees;

- so basically the intention of my considerations is to have more side yard that is multi-dimensionally more functional and pleasing to the neighbourhood.

I would very much appreciate receiving back from You your thoughts and experience in protecting trees and building resiliency such as in reducing hard-surfaces which only perpetuate excessive GHG emissions.

I am delighted to see more duplex initiatives in the District and would be interested in hearing your thoughts on developing rezoning policy to encourage the renovation / retrofitting of existing mansions into duplexes.

I believe that with the right encouragement this re-purposing of over-sized and often vacant mansions could reduce the waste of empty homes and contribute to the District's need to expand housing. I imagine there would be no loss to property tax.

I will let You go. Thank You so much for your attention and time.

I trust I have not offended anyone's sensibilities; my thoughts stream purely from an active, ecologically-based, design-oriented, public policy improvement focussed mind.

s.22(1)

s. 22(1)

West Vancouver, BC

s. 22(1)

From: West Vancouver Chamber of Commerce <info@westvanchamber.com>
Sent: Tuesday, July 27, 2021 4:44 PM
To: MayorandCouncil
Subject: 📣 BC Chamber Launches Resource Guide to Support Small Business

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West Vancouver Chamber of Commerce

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A RESOURCE GUIDE FOR SMALL BUSINESS RESILIENCY ON THE ROAD TO RECOVERY



BC Chamber Launches Resource Guide to Support Small Business

The [Guide](#) is a live resource that will be [updated](#) throughout BC's Restart Plan and will not only support businesses through the COVID-19 pandemic but will also be a useful resource during any future crises that require businesses to build and maintain resiliency through challenging times.

Canada Recovery Hiring Program (CRHP)

The CRHP is now open for application.

The [Canada Recovery Hiring Program](#) supports eligible employers by subsidizing part of their employee wages. The CRHP and the Canada Emergency Wage Subsidy (CEWS) support wages you pay through different phases of your economic

recovery. Each claim period, eligible employers can claim either CRHP or CEWS, whichever is higher.

Next deadline

December 30, 2021: Last day to apply for claim period 17

Next period opens

August 1, 2021: First day you can apply for claim period 18



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You are receiving this email because you opted in at our website.

Our mailing address is:

West Vancouver Chamber of Commerce
2235 Marine Drive
West Vancouver, Bc V7V 1K5
Canada

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From: Weiler, Patrick - M.P. <Patrick.Weiler@parl.gc.ca>
Sent: Thursday, July 22, 2021 1:52 PM
To: Weiler, Patrick - M.P.
Subject: Letter from MP Patrick Weiler - Launch of the new Jobs and Growth Fund
Attachments: Letter from MP Patrick Weiler - Launch of the Jobs and Growth Fund.pdf

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Good afternoon,

Please find attached a letter from MP Patrick Weiler regarding the recently launched Jobs and Growth Fund, delivered by Western Economic Diversification and Canada's other Regional Development Agencies.

Sincerely,



Kevin Hemmat
Office of Patrick Weiler
Director of Communications
West Vancouver-Sunshine Coast-Sea to Sky Country
Office: 604-913-2660
Cell: 604-353-2550
Kevin.Hemmat.842@parl.gc.ca



Before printing this e-mail, think about the Environment



HOUSE OF COMMONS
CHAMBRE DES COMMUNES
CANADA

Patrick Weiler

Member of Parliament
West Vancouver-Sunshine Coast-Sea to Sky Country

July 22, 2021

Dear Friends & Neighbours,

This week, the Honourable Mélanie Joly, Minister of Economic Development and Official Languages, **announced the launch of the new Jobs and Growth Fund.**

Delivered by [Canada's regional development agencies](#) (RDAs), the new fund provides \$700 million to support a regional response and stimulate economic recovery following the COVID-19 pandemic by investing in projects that will help to create jobs over the next three years and beyond. This includes up to \$70 million dedicated to businesses created after January 2020 that meet eligibility criteria. By investing in job creators, the fund will help them to future-proof, build resiliency and position businesses for a strong recovery by adopting clean technology, increasing diversity, implementing new digital technologies and strengthening capacity in critical sectors.

Businesses and the organizations that support them can now apply. **Applications are being accepted on a continuous intake basis until March 31, 2024, or until funding is fully committed.**

Through this fund and the recently-announced [Canada Community Revitalization Fund](#), [Major Festivals and Events Support Initiative](#) and the [Tourism Relief Fund](#), Canada's RDAs continue to be trusted partners, delivering targeted support for economic recovery across Canada.

For more information about the Jobs and Growth Fund, including the eligibility criteria and application guide, [visit this webpage](#) or call Western Economic Diversification at 1-888-338-WEST (9378).

I encourage all interested organizations to take advantage of this program and apply for funding. If you have any questions, please do not hesitate to reach out to our office. We stand ready to support your application in any way that we can.

Sincerely,

Patrick Weiler, MP
West Vancouver-Sunshine Coast-Sea to Sky Country

From: Mark Panneton
Sent: Thursday, July 22, 2021 11:40 AM
To: s.22(1)
Cc: MayorandCouncil
Subject: RE: Proposed Respectful Communications Bylaw

Good morning, s.22(1).

Thank you for your email, which has been forwarded to me for response. A number of B.C. municipalities, including the Cities of Vancouver and Surrey, have public-facing codes of conduct/respectful workplace policies that set expectations for public behaviour when interacting with staff. The District of West Vancouver has a similar bylaw (Respectful Behaviour Bylaw) that governs how members of the public are expected to conduct themselves when inside a District facility.

Sincerely,

-Mark

Mark Panneton he, him, his
Director, Legislative Services/Corporate Officer | District of West Vancouver
t: 604-925-7045 | westvancouver.ca



We acknowledge that we are on the traditional, ancestral and unceded territory of the Squamish Nation, Tsleil-Waututh Nation and Musqueam Nation. We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

This email and any files transmitted with it are considered confidential and are intended solely for the use of the individual or entity to whom they are intended. If you are not the intended recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately and delete all copies of this email and attachment(s). Thank you.

From: [REDACTED] s. 22(1)
Sent: Friday, July 9, 2021 11:25 PM
To: MayorandCouncil
Subject: Re Proposed Respectful Communications Bylaw

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I am against this Bylaw and wish to have it rewritten.

Does such a Bylaw exist in any other Municipality in B.C.?

Respectfully yours

[REDACTED] s. 22(1)

West Vancouver, B.C.

From: Jenn Moller
Sent: Friday, July 23, 2021 2:28 PM
To: [REDACTED] s. 22(1)
Cc: MayorandCouncil; Andy Kwan; Shelley Weal; Suzanne Bornestig; Sheryl LeBlanc
Subject: Mayor & Council Correspondence: [REDACTED] s. 22(1) July 2, 2021 _ EXCESSIVE MOTOR CAR AND MOTOR CYCLE NOISE TAYLOR WAY

Hi [REDACTED] s. 22(1) :

Your enclosed email has been referred to me for response.

Traffic travelling on a roadway does not constitute a breach of the District's Noise Control Bylaw No. 4404, 2005 where Local governments do not have the authority to set maximum noise levels for motor vehicles or regulate excessive noise in the context of travelling on roadways.

I would further add in response, Taylor Way is a control access highway owned and operated by the Ministry of Transportation and Infrastructure and not the District.

Kind regards,

Jenn Moller, P.Eng
Director, Engineering & Transportation | District of West Vancouver
604-925-7171 | westvancouver.ca

From: [REDACTED] s. 22(1)
Sent: Friday, July 2, 2021 6:19 PM
To: MayorandCouncil
Subject: Excessive motor car and motor cycle noise Taylor Way

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Why has council been ineffective in reducing excessive traffic noise - especially motor cycles and hi powered cars on Taylor Way? Do we not have excessive noise bylaws? PLEASE have the police enforce , or beef up the existing bylaws.

[REDACTED] s. 22(1)
West Vancouver [REDACTED] s. 22(1)