

Option #1: Ambleside Park – Tennis Courts

The Tennis Courts site within Ambleside Park is sufficiently sized to support a two-storey consolidated community arts and culture facility and two levels of underground parking. It is assumed that the majority of the site would be developed, with the exception of the treed area on the North and West side of the site. The District would re-locate the tennis courts to a new location within Ambleside Park south. The exact location is to be determined within the Ambleside Parks Master Plan (in progress).



Facility Configuration	Consolidated Art Museum and Community Arts and Culture Facility
Building Gross Area	~2,350 m ² / ~25,000 ft ² (includes supplementary amenities)
Number of Storeys	2 (partial second floor)
Parking (Functional)	100
Parking (Displaced community stalls)	50
Parking Configuration	1-level of partial underground parking and 1-level of underground

Option Highlights	Option Challenges
<ul style="list-style-type: none"> • Supports a consolidated facility (and therefore gains efficiencies) • Strong visual prominence / street presence • Connects Ambleside Park with Ambleside Village Centre 	<ul style="list-style-type: none"> • Underground parking required to support facility approaches 40% of project cost • Potential architectural challenge involved in distinctly separating the Community Arts and Culture Facility and the Art Museum • Slight extra cost to relocate Tennis Courts

Suitability of the site to support arts and culture: This site is well-positioned to support arts and culture activities in West Vancouver. Its unique advantage compared to the other sites is that it is in close proximity to both the natural setting of the waterfront and Ambleside Park, and the commercial and residential areas of Ambleside Village Centre. The natural setting provides an ambiance that an arts facility warrants and arguably needs, while the Ambleside Village Centre provides considerable pedestrian, vehicle, and transit traffic. As well, the Ambleside Village Centre area contains many arts organizations such as the Ferry Building Gallery, Pandora’s Vox & Espiritu Vocal Ensemble, Music Gallery, Bella Ceramica, West Vancouver Dance Conservatory, and 4Cats Arts Studio. The other sites are slightly less suited to support arts and culture activities due to their more central location in Ambleside Park (and therefore farther away from arts organizations and desired traffic flows) or in the case of John Lawson Park Parking Lot site, having a more ‘urban’ setting, thereby reducing visibility for arts and culture.

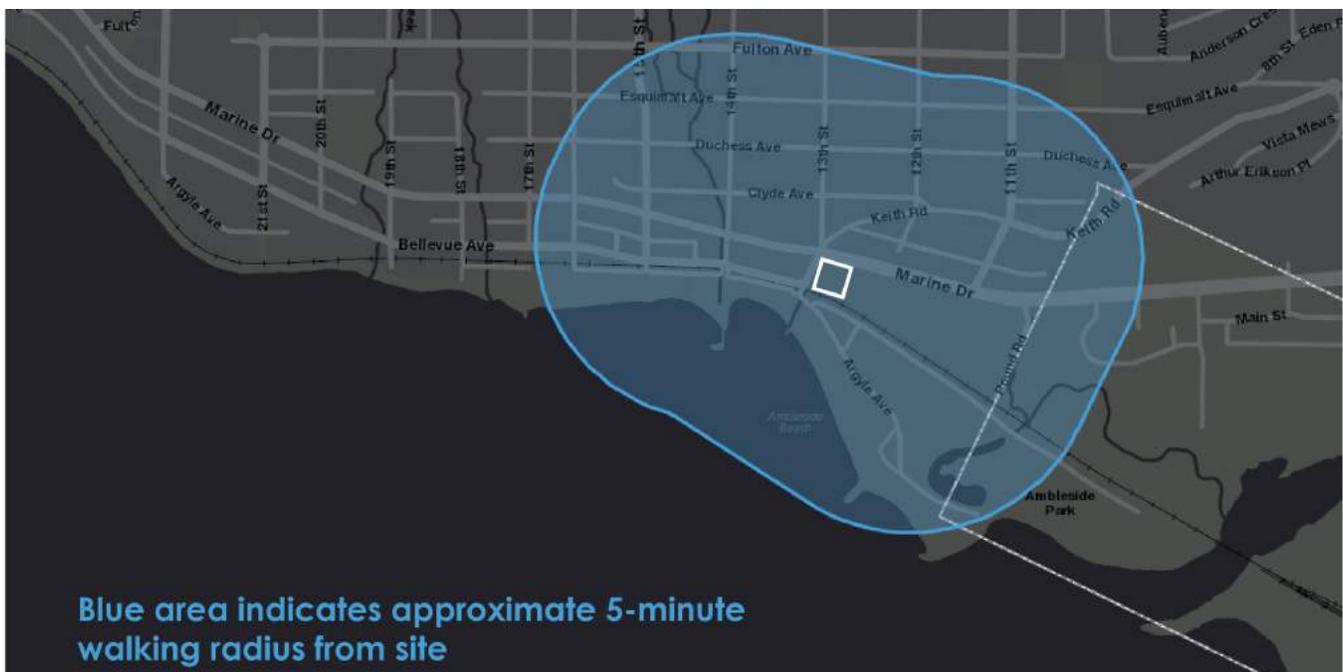
Access: Pedestrians can access the site by foot via Marine Drive, 13th Avenue or Argyle Avenue. It is expected that the largest amount of foot traffic attendees would access the facility via Argyle Avenue as there is a significant portion of the community who frequent the waterfront walking path. The site is closely located to nearby bus stops (<200m) on Marine Drive that run east and westbound. The east bound bus stop is used for 6 bus lines, and the westbound bus stop is used for 9 bus lines. The

majority of the attendees accessing the site by personal vehicles will use Marine Drive. There is a dedicated left-turning lane going eastbound on Marine Drive. The following figures identify a 5-minute walking radius, nearby bus stops and roads surrounding the Tennis Courts site.

Figure 11: Ambleside Park - Tennis Courts access map



Figure 12: Ambleside Park – Tennis Courts 5-minute Walking Radius Map



Parking and Loading: As mentioned above, this site would require two levels of underground parking to support the activities of the consolidated arts and culture facility and the displaced parking stalls currently on the site. The 50 existing parking stalls are used to support the tennis courts and the neighbouring Rutledge Field (field hockey). An additional 100 stalls are required for the activities anticipated at the arts and culture facility. Due to its close proximity to other facilities in the Central Business District, this site could utilize alternative parking garages and stalls off peak times, reducing the need for on-site dedicated parking. The sites adjacency to Marine Drive may also support the addition of street parking. Loading and unloading activities will either take place in the underground parking structure or via the sites main circulation (dependant on facility and site design). The vehicle circulation of the site needs to ensure that there is a drop off area for community members visiting Rutledge Field. The Parks department also performs field maintenance occasionally which requires access of a semi-trailer and constructionn vehicles.

Development Factors: To redevelop this site into an arts and culture facility there are a number of development factors that need to be considered. They are:

- **Sea-Level Rise:** The site is currently ~3m above sea level, which is ~2m below the recommended building construction level (BCL), as defined by a recent sea-level rise study performed by WSP Engineers. The report recommends that the building construction level is between 4.8-5.2m above sea level. The variance between the levels are a result of different sea-level rise models. It is recommended that any space used for assembly be at or above the building construction level. For reference, the elevation of Marine Drive, directly adjacent to the site, is ~5m. If the site was developed, the two levels of underground parking would be below the BCL and the actual facility would be above, at the Marine Drive level.
- **Soil Condition:** Two geotechnical reports have been prepared in 2009 and 2010 that look at the soil conditions of Rutledge Field. The 2009 report, completed by Trow, considered the soil conditions to support an underground parkade and the 2010 report assessed the soil conditions throughout the site. These assessments have been reviewed and the results of the studies are used to provide an indication of what the soil conditions may be like at the Tennis Courts site.
 - The 2009 report indicated that the organic rich, soft soils are compressible under superimposed building pressures and therefore post-construction settlement would not be acceptable. The report recommended that the building be constructed on piles to bypass the organic silts.
 - The 2010 report indicated that the soil conditions across the site are variable and included fill, near surface peat and compressible silt, and natural sand and gravel inter-layered with peat and silt.

Should this site be used for development of a consolidated arts and culture facility, it is assumed that there will be adverse soil conditions and that the design should consider piles.

- **Trees:** The site currently has a number of trees on the north and west side of the site. There are Silver Maple trees along the western edge of the site included in the West Vancouver Community Heritage Register. The trees range in size up to ~40ft tall. It is feasible to assume that site development can take place without impacting the health of the treed area. For planning purposes, it is assumed that the drip line of the trees are respected.
- **Neighbourhood Disruption:** The facility is anticipated to be lower than the existing trees that line the site and therefore should minimally impact views from the neighbourhood north of the site.
- **Timing:** The District is planning to carry out roadwork on 13th Avenue this year and in 2020. It has also been identified that road work will take place on Marine Drive between 13th and 19th in

the next 2-5 years. It is unlikely that this construction will impact the development timing of a facility at the Tennis Court site.

- **Existing Use:** The site is currently used as a community tennis court. The redevelopment of this site needs to consider that the tennis courts are relocated elsewhere. The location of the tennis courts is to be determined during the Parks Master Planning process (underway).

Financial Implications: The Ambleside Park Tennis Court site is able to support a consolidated facility, which implies that there will be building, operating and staffing efficiencies when compared to 2 separate facilities. To develop this site to include a facility similar to that described, it is estimated to cost \$38.1m, as per the Class D cost estimate. The following summary table outlines the estimated costs associated with developing the Ambleside Park Tennis site; including relocating the tennis courts.

Table 12: Ambleside Park – Tennis Courts costing summary

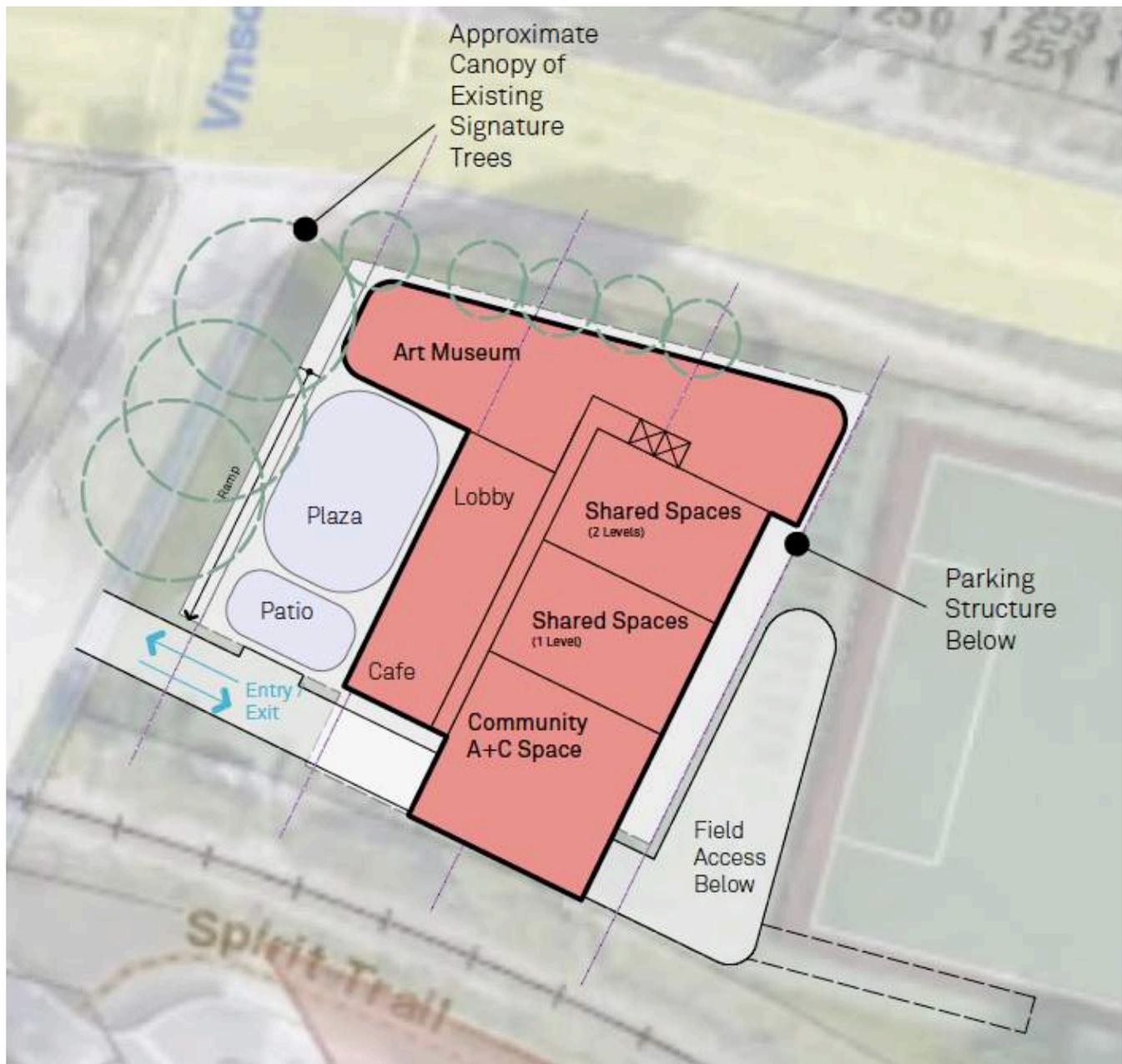
	Totals
Land	\$0
Construction (facility)*	\$17,600,000
Construction (parking)	\$10,178,000
Contingency for Construction (5%)	\$1,389,000
General Project Contingency (2.5%)	\$744,000
Soft Cost Allowance (Engineers, surveyors, consultants, insurance, permits etc.)	\$6,416,000
Furniture, Furnishings and Equipment And AV/IT	\$1,760,000
Estimated Project Cost	\$38,087,000

*Includes the cost of relocating the existing tennis courts to a new location within Ambleside Park. An allowance of \$450,000 has been used in the analysis.

The costs associated with the construction of the underground parking structure accounts for ~26% of the overall estimated cost. It has been estimated that the parking will cost ~\$67,900 per stall for construction related costs alone. Due to the substantial cost of parking, the adoption of a parking strategy to minimize the required number of stalls for this site would significantly reduce construction costs. Additionally, the adjacent Grosvenor Site located at 13th Street on Marine Drive accommodates ~50 public parking stalls, which could be used by visitors.

Site Massing Diagrams: The following site test fit and massing diagrams introduce one possible configuration of the consolidated arts and culture facility on the Tennis Courts site.

Figure 13: Ambleside Park - Tennis Courts: Possible site configuration – Plan view

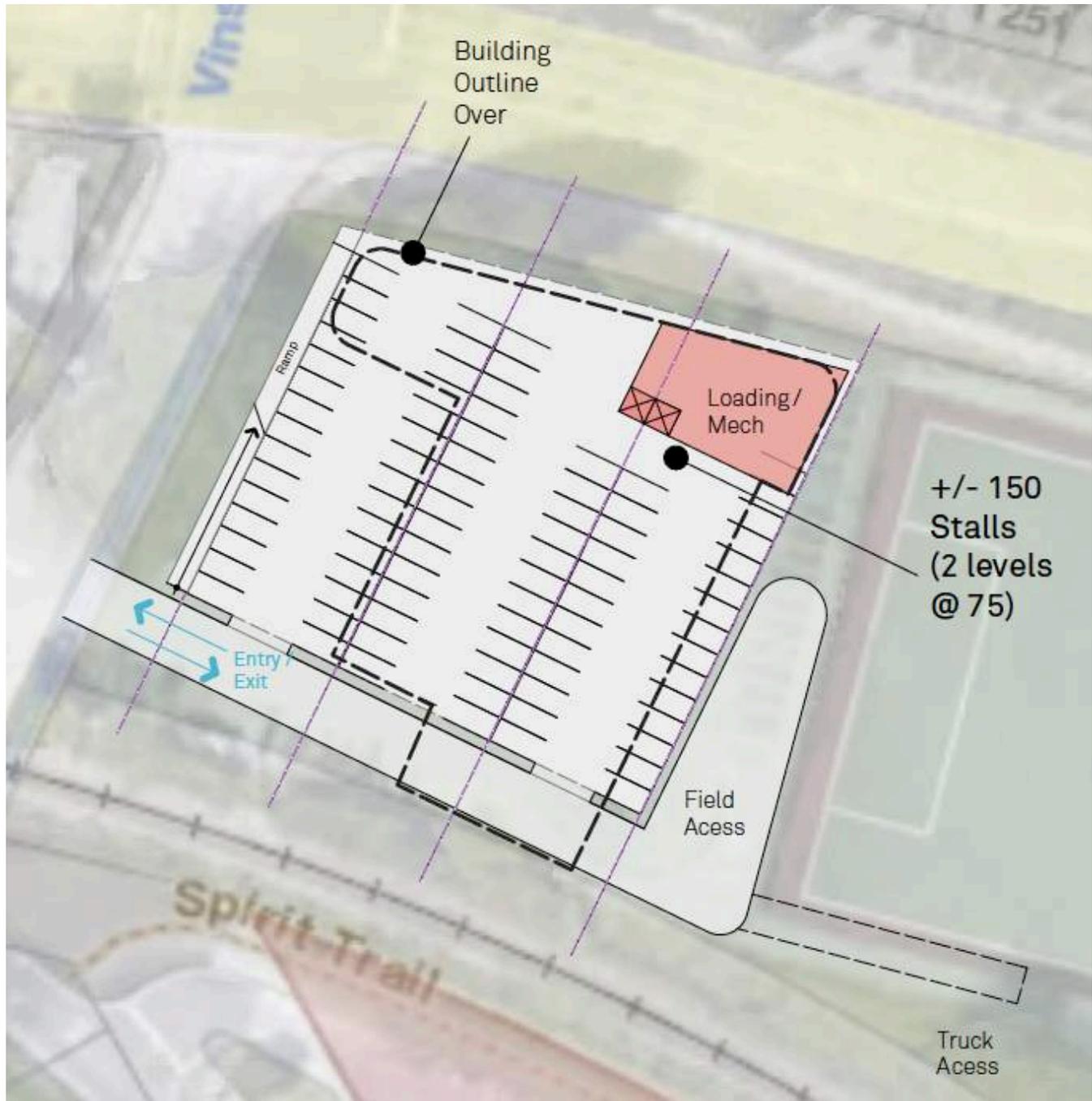


Some key points on the above test fit diagram are:

- Art museum space fronts Marine Drive and 13th (entrance of Ambleside).
- Community arts and culture space overlooks Ambleside Park and has direct views of the waterfront, without any obstructing structures.
- Opportunities for both the Art Museum spaces and the community arts and culture spaces to open up onto the outdoors. There is a strong connection to nature.
- This configuration leaves the vast majority of the sites trees untouched. Arborist study is required to verify.
- The outdoor space has been drawn to be south west facing which is ideal for outdoor activities.

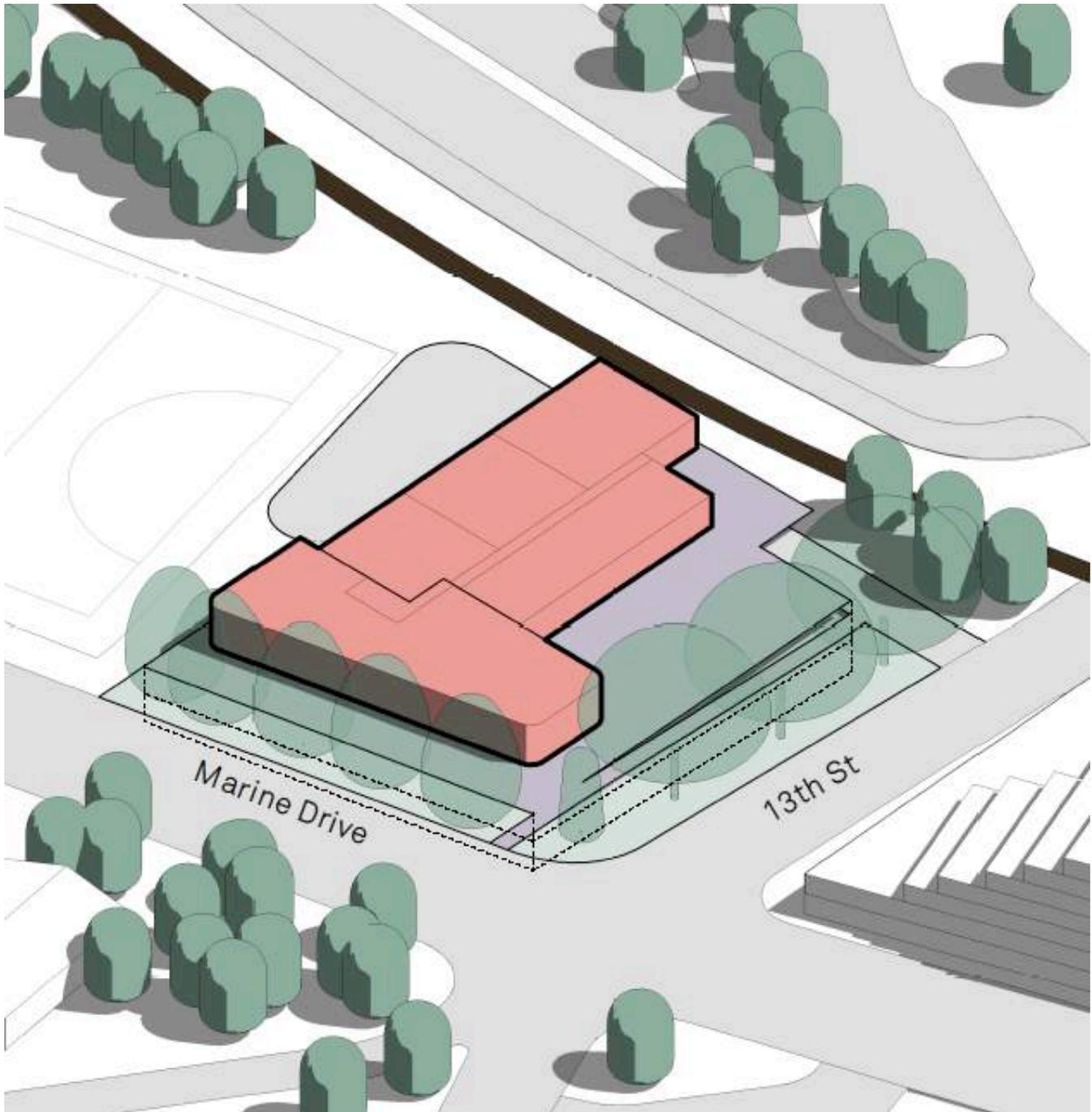
- Due to the size of the site, there are ample opportunities to expand the facility in the future and to use the surrounding site for programs and events. The site also allows for many different facility configurations.

Figure 14: Ambleside Park - Tennis Courts: Possible site configuration – Plan view, parking



This configuration would provide parking to support the functions of the consolidated facility and all of the stalls that are displaced as a result of the development. Parking would be accommodated using two levels of parking. One level of underground parking would be partially underground due to the flood construction levels. Access to Rutledge Field would be via the site's vehicle circulation. Access to the facilities loading zone is via the underground parking structure.

Figure 15: Ambleside Park - Tennis Courts: Possible site configuration – Massing diagram



The massing exercise shows the scale of the building on the site. It is estimated that the facilities overall height will be ~7.5m, which is shorter than the trees that surround the site. This configuration assumes that only administrative spaces are stacked.

The following images estimate elevation views of the proposed facility from Marine Drive (Westbound and South facing).

Figure 16: Massing view of consolidated facility on the Tennis Courts #1



Figure 17: Massing view of consolidated facility on the Tennis Courts #2

