

PRESENTATION HOUSE TENANTS - 02

Current Presentation House Tenants

The Tenant organizations housed in the Presentation House Centre are The Presentation House Theatre (core tenant and operator of the building) Presentation House Gallery and North Vancouver Museum. Each contributes, according to the square footages they use, to the over-all operation of the facility. They share some common spaces, such as meeting rooms, hallways and preparatory spaces.

Each tenant is either funded, as in the case of the museum, or is provided an operating grant from the two North Vancouver municipalities. The PH Gallery and PH Theatre are governed by elected boards of directors and funded through an arms-length process via the Office of Cultural Affairs. The NV Museum is governed by an appointed commission and is funded directly by both municipalities under a cost sharing agreement.

The City’s commitment to these lead organizations is stated in the Official Community Plan (OCP) of 2002. It promises “to support and enhance the arts and heritage sector as a vital component of City life.” It also promises to “operate, maintain, increase, improve and encourage the provision of cultural ... facilities”. And it declares its intention to provide new facilities in this statement: “the City is working towards providing the following new or upgraded facilities: Lower Lonsdale Community Centre, Museum, Media Art Gallery, Presentation House Theatre and City Library.” The Community Centre and Library have been built. Facilities for the PH Theatre, PH Gallery and NV Museum are now intended to follow.

At the time of this writing, the City’s priority list for facilities placed the PH Gallery at #1, the PH Theatre at #7 and the NV Museum at #10. This shows a strong intent to take action on the goals stated in the OCP.

As stated in our discussion of the OCP earlier in this report, the Presentation House building currently occupied by the NV Museum, the PH Gallery and the PH Theatre do not allow these fine and well-run organizations to contribute as they could to the OCP’s stated goals. Each of these organizations can contribute in a much greater way to the economic and social vitality of North Vancouver if the quality of their facilities matches their programming excellence.

The building that houses the theatre does not meet the Official Community Plan Objective: “To maximize opportunities for people with disabilities to be full and active members of the community”

North Vancouver Museum

The NV Museum sees itself as community serving, rather than region serving but it has little opportunity to fulfill its role in the Presentation House facility. The exhibition space is too small; there is little programming space and no loading or exhibit preparation space. The museum cannot accept touring exhibits because the building does not have the climate control systems to protect artefacts. Its location in the centre has poor visibility, making it difficult to draw attendance. The staff is fully committed to developing a modern paradigm in museum curation and programming in North Vancouver once given the resources to do so.

Presentation House Gallery

The region serving program potential of the PH Gallery is somewhat met through its travelling exhibitions. More people see its excellent curatorial work on tour than in North Vancouver, its home city – a very unfortunate consequence of a less than ideal location and low visibility. Galleries best serve their constituency in busy commercial districts. This gallery could be a stronger draw for visitors if sited appropriately. Its current space is also too small, though its curators make excellent use of its large wall volumes.

Presentation House Theatre

The PH Theatre and its productions are considered region-serving. They are well respected in the broader provincial and federal spheres. The theatre’s facilities are, however, woefully inadequate. Almost every aspect of the space is substandard: poor sound and lighting systems, worn out seats, minimal stage space, inadequate washrooms and lobby. The only access to the stage is up flights of stairs below the audience chamber. Set loading is a huge challenge. It is almost completely inaccessible for those with mobility challenges. It is grossly understaffed with just two full time employees.

- For each Presentation House Tenant, the following has been prepared and can be found in the Appendices (Section 6):
- Pro-forma Operating Budget estimate (pg. 120)
 - Estimated Personnel Type and Number (pg. 126)
 - Fundraising Preparedness opinion (pg. 127)
 - Infrastructure and Equipment list (pg. 129)
 - Class D Cost estimate (pg. 133)
 - Capital Cost estimate (pg. 134)

Market Conditions

Public, professional, dramatic, performance and exhibiting organizations are considered essential to a vibrant market in the arts and culture sector. Purpose-built cultural facilities to house them, to connect them with their artists and audiences and to allow them to strive for excellence are necessary to create strong market conditions. The City has a relatively limited number of “professional” and “public” cultural service providers. Purpose-built cultural facilities are also limited, as is access to them. A commercial arts community will not thrive in the absence of professional public sector providers like those listed to the right. It is important that Presentation House Theatre produces and encourages plays with trained, professional actors and designers. It is important that Presentation House Gallery exhibits works by artists whose profession is making that art. It is important that the Museum engages professional curators and interpreters of artefacts and history. And it is important that the next generation of artists has an opportunity to be trained and hone their craft in well equipped studios under the tutelage of professional artists.

Though there is a strong allegiance to “community” or amateur arts practices in the City, services directed mainly to a participatory, or introductory, level of arts practice cannot generate the economic activity or visitor attraction that the City of North Vancouver has targeted through its OCP and Economic Development Strategy. Nor can it generate the “quality of life” attraction that residents of its high density neighbourhoods will want.

Major Cultural Facilities Inventory

A professional cultural service provider is one whose personnel are trained in, and whose primary employment is, culturally based. Its presentations, exhibits or productions also support paid artists whose primary livelihood is in producing such works. Professional cultural service providers in the City of North Vancouver (in order of size) are:

- Centennial Theatre, primarily a “road house” acting as a rental facility. It has a mainstage space and a small, sprung floor rehearsal space.
- Capilano University Theatre, primarily an educational facility.
- North Vancouver Museum and Archives, primarily a permanent exhibit at Presentation House. An archival facility is in place in Lynn Valley in the municipality of the District. Storage of artefacts is off-site.
- Presentation House Theatre; a producing, presenting and rental facility with a small rehearsal building known as Anne Macdonald Hall on the property.
- The Presentation House Gallery; a curatorial exhibition organization and gallery with no permanent collection.
- Artists for Kids Gallery, a teaching organization using school facilities for its work with a permanent collection and a proposed exhibition space in upper Lonsdale.
- North Vancouver Community Arts Council and CityScape Gallery, a service organization with a small artist gallery in a storefront and an art rental collection. The Arts Council uses other community spaces for teaching programs.
- North Vancouver Public Library (Library services are not addressed in this study)

There are other commercial and community-based, volunteer-run service providers (see listing in appendices) such as those at the Deep Cove facility and at Hendry Hall. These are within the District Boundaries. There are also recreation centres which have some cultural programming space for leisure-based and entry level activities; these fall under the recreation commission’s jurisdiction.

In addition, there are many professional, semi-professional and community (amateur) organizations for drama, music, film and dance genres as well as visual arts practices and heritage preservation (see appendices). There are also literary practitioners in the community -- their activities are supported by the library.

Capacities, Products and Market Potential

Centennial Theatre: upper Lonsdale, with 705 seats (650 in 2010 when seating replacement takes place) is functioning above its rental capacity at 183 events (150 eight-hour rental periods annually is considered an appropriate maximum capacity). It is a large space with full services and therefore charges theatre industry rates for use of its space and time. It is suitable for all manner of celebratory community events and gatherings. Its size and location precludes certain kinds of small-scale use, particularly those dramatic productions that want to run over an extended number of nights. Its size best suits presentations of single performances. It is a good match for the market and clientele that needs the sophisticated services it provides; each client brings their own audiences to the facility. Total attendance at all events in 2008 was 69,147 people with another 47,849 participants including staff.

The market for Centennial Theatre’s rental service will not grow substantially in the near term but it is important that North Vancouver have an asset of this size and stature in its mix of cultural and public gathering spaces.

Capilano University Performing Arts Theatre is actually located in the District but also serves the City. With 372 seats; the theatre serves mainly educational needs with overlap for community use if and when it is not being used for instruction. The University’s theatre arts teaching goals centre on the music, drama and arts administrative programs. The theatre is heavily used with approximately 115 events presented by its programs, or internal to the campus, during the university year from September to June. Its primary market is the student population. The venue is generally only “dark” (no activity) for 13 days from September first to May 31st. It serves outside renters approximately 87 days a year and 54 of these are for a single church client. It has very few North Vancouver based rentals. As an educational institution it cannot be expected to expand on its service to community needs except in the performing arts “off season” – July and August, when there is little demand.

North Vancouver Museum at 333 Chesterfield and **Archives at** 3203 Institute Road, Lynn Valley, has 6,200 square feet of archival space and 1,420 square feet of office space in the Community History Centre (Archive Facility) for a total of 7,620 square feet. It has 7,700 square feet of artefact storage

in a separate storage warehouse. It has 3,500 square feet of permanent and temporary exhibition space plus 180 square feet of administrative and 820 square feet of lobby/service space for a total of 4,500 square feet at the Presentation House facility.

It serves its “client’s” (the municipalities of North Vancouver City and District) legislated requirement to keep permanent records. It also provides the communities’ other archival needs in its state of the art archival facility. The archival market includes researchers of all kinds, from private to legal and educational individuals. As a repository of historical records, its “product” will be produced by the community and processed by its staff.

Museum artefact storage, care and exhibition serve the public at large. The Museum cannot adequately preserve the items in its care to museum standards. Neither can it access the marketplace of other museums and their artefacts because it does not have appropriate storage or exhibition conditions. However, with appropriate facilities, it will have the means to provide these services and expand its programming.

Presentation House Theatre, 333 Chesterfield, has 158 seats and a total of 4,565 square feet in lobbies, stage, audience chamber and backstage space. With its current schedule of self-produced and presented works and the many other self-producing companies that rent it, the theatre has a steady market for its services. Each of the client companies brings its own audience

with them. Many of its clients run performances over multiple nights. They often need several days of technical, rehearsal and pre-performance access to the stage. This is particularly true for non-professional, volunteer-run producers whose work force and performers are only available after office hours and on weekends. Simplicity and affordability is the key for such producers. There will always be a strong market for a small space like Presentation House, however its infrastructure and equipment is very poor and it does not serve its community as well as it could. It is well-loved for its management’s collaborative, inclusive spirit but physically, it is a “better than nothing” service to its market.

Presentation House Theatre audience members come in groups, have loyalty to the venue and are repeat attendees.

Anne Macdonald Hall, which is used as a small rehearsal hall, also has a strong market. There is a declared need for another rehearsal space in North Vancouver. It would be logical to have it combined with the Presentation House Theatre.

Presentation House Gallery, at 333 Chesterfield, currently has a total of 4,096 square feet of space including office and preparation space but not including the dark room. Their exhibition space and entries on the third floor cover approximately 2,580 square feet.

It is a professionally recognized gallery of national and regional significance and receives funding from federal and provincial programs. It collaborates with others and exhibits outside of its own space and has a considerable following. It does not aspire to have a permanent collection. Its market is the expanding community of visual artists and those who wish to support, view and purchase their works. Its current space is internally attractive but is not large enough for extended collections of work or extensive group showings.

The location and state of the facility makes it difficult for the general public to access the exhibitions and therefore it cannot serve its artists, viewers or buyers appropriately. It could expand its market and the increasingly popular visual medium's products if larger premises were available.

North Vancouver Community Arts Council and CityScape Gallery, 335 Lonsdale Ave, has an exhibition space of 800 square feet plus office and storage space for a total of 3,000 square feet in a new storefront location. The City of North Vancouver owns the facility, it is inside a strata building, which was bonused to the City by the developer in return for parking concessions within the building.

CityScape changes its exhibits frequently and serves the market of local community artists and their patrons as well as walk-by-traffic. There is a great demand for such space and the Arts Council

provides a listing of other public spaces and businesses that will display artists' work. The Arts Council also holds a revolving collection of art works that may be rented by the public. It needs more space in which to hold rental works and would like access to the 500 square feet vacated by the former Arts Commission next door.

The Arts Council used to do programming at Christie House (a heritage space and an initiative of the District of North Vancouver). They invested considerable amounts on the building but as capital needs rose they found it necessary to abandon the facility. Christie House is now on the market. They will move their programming to Maplewood House, adjacent to Maplewood Heritage Centre. It has been offered to them by the District and totals 864 square feet. Programming will serve 6-year-olds to adults. There is no "dirty" space at Maplewood House.

Artists for Kids Gallery, Upper Lonsdale, has a permanent collection of high quality art work donated by professional artists. It sells prints of these works to support its teaching programs in the schools. The producers of the original works donated will continue to supply "product" and the market for the prints will continue to assure the success of the teaching program.

Artists for Kids needs a gallery space in which to exhibit the original works and also to store and care for them. A building in Upper Lonsdale, to the west of the Harry Jerome Site will soon be

provided for this purpose and a continuing relationship with the School District will be maintained. The organization, having secured a facility, falls outside the parameters of this planning exercise, however, it introduces a second cultural facility, with Centennial Theatre, focused on cultural pursuits to Upper Lonsdale (Area 4) and makes it of interest in the provision of city cultural sites.

Presentation House Centre as a Facility

More detailed analysis of the building can be found in Section 3 of this report, however, a few words about the planning undertaken by the resident cultural organizations is appropriate here, where we explore a new vision for North Vancouver City.

The three Presentation House tenants struggle daily to function in a building cobbled together and carved up many times since it's beginnings in 1902. The City moved out of the building in 1975 and shortly afterward a fire swept through. It has been largely unimproved since 1976, due to a lack of funds and a general sense that it did not serve any of the purposes it was put to since the school moved out in 1915.

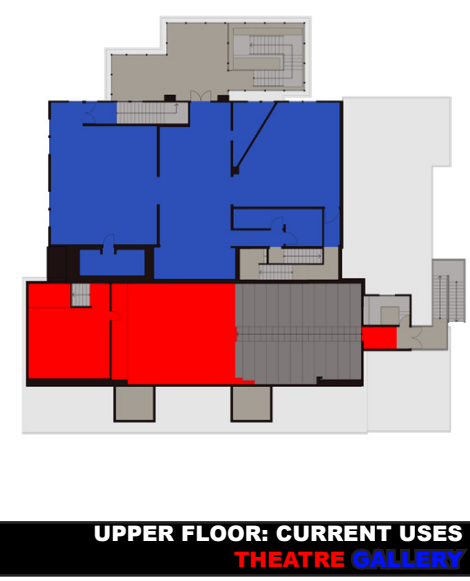
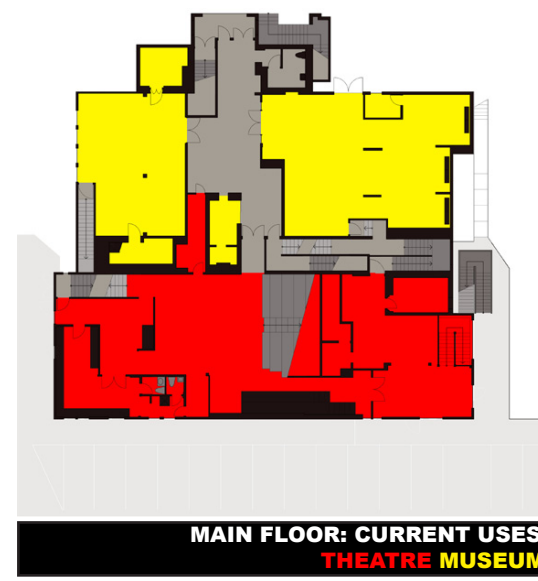
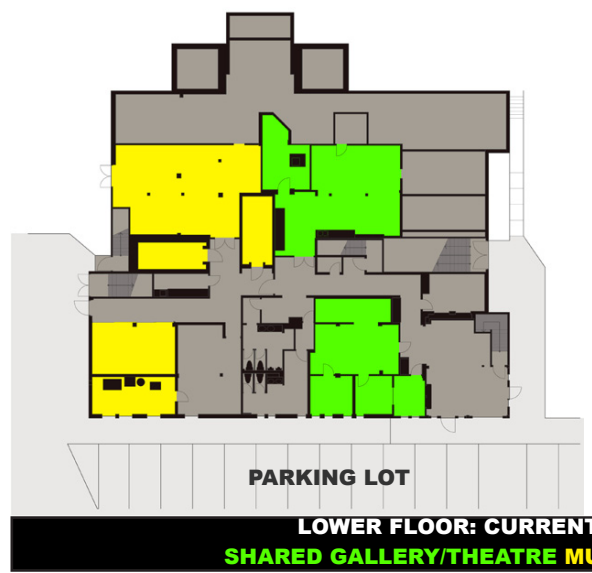
Study after study has concluded that the building does not serve any of its current uses appropriately. As early as 1987 the David W. Nichols Report noted that City staff thought immediate restoration or renovation would, at best, extend the life of the building by 15-20 years. By 1989 and with further research, David Nichols recommended against even these upgrades citing, "lack of fit between activity, layout and condition of the building."

The building has been a compromise from the start but it was, and still is, better than nothing. However, a community with a combined population of close to 130,000 would normally have cultural services that include a professional producing theatre, a public art gallery, a fully functioning museum and a cultural centre.

The Presentation House facility is better than nothing; but in its current condition, the hard truth is: not by much. Each of the professional organizations housed in Presentation House is well run, dedicated and skilled. They could each produce far greater benefits for the community than they do now if their facility and equipment needs were met.

"Presentation House needs de-shabifying"

Cultural Plan Respondent



For the purposes of this study, each of the current Presentation House tenants has provided a list of program spaces and size requirements for facilities suited to their individual purpose. These charts have been provided by independent consultant studies, and have been included for reference only.

The information for Presentation House Gallery has been provided by McFarlane Green Biggar Architecture + Design and the information for the North Vancouver Museum has been provided by Hotson Bakker Boniface Haden Architects + Urbanistes. In the absence of specific program space and size requirements for Presentation House Theatre, Proscenium Architecture + Interiors has provided the following outline for a 200-seat black box theatre, comparable to the program space and size requirements for the Evergreen Cultural Centre Theatre in Coquitlam.

The tables to the right have been broken down into minimum area requirements (Min) in order for each facility to function independently and are based on their current needs as well as maximum area requirements (Ideal) for future expansion and to allow partnership opportunities where applicable.

A minimum footprint has also been included to indicate spaces that should be located at ground level.

For the PH Gallery, the minimum area indicates space requirements to meet their needs as a standalone facility. The maximum or ideal area indicates additional, revenue generating space desired and potentially under the control of the Gallery. The footprint indicates space required on the ground floor.

For the NV Museum, the total area indicates space requirements to meet their current need as a standalone facility. The solo footprint indicates space required on the ground floor. The partnered footprint indicates space requirements necessary on the ground floor to partner with 2 other agencies. Their preference is to be located in a facility with at least one partnering agency.

For the PH Theatre, one space has been provided to accommodate their need for a 200-seat theatre. Their preference is to be located in a standalone facility, but it may be attached to a larger complex with partnering agencies.

POTENTIAL GALLERY SITES	Min (SF)/(SM)	Ideal(SF)/(SM)
Total Area*	13,085 / 1,216	23,330 / 2,167
Total Footprint	4,945 / 460	6,750 / 627

*Gallery programme and square footage determined by McFarland Greene Architecture and Design

POTENTIAL MUSEUM SITES	Min (SF)/(SM)	Ideal (SF)/(SM)
Total Standalone Area**	20,000 / 1,858	24,000 / 2,230
Total Partnered Area	40,000 / 3,716	44,000 / 4,088
Total Footprint	10,000 / 930	11,000 / 1,020

**Museum programme and square footage determined by Hotson Bakker Boniface Haden / Aldrich Pears Associates / Cornerstone Planning Group / Rockandel & Associates

POTENTIAL THEATRE SITES	Min (SF)/(SM)	Ideal(SF)/(SM)
Total Maximum Footprint	16,275 / 1,512	16,275 / 1,512

(SM) refers to square meters
(SF) refers to square feet

Tenant Facility Programs

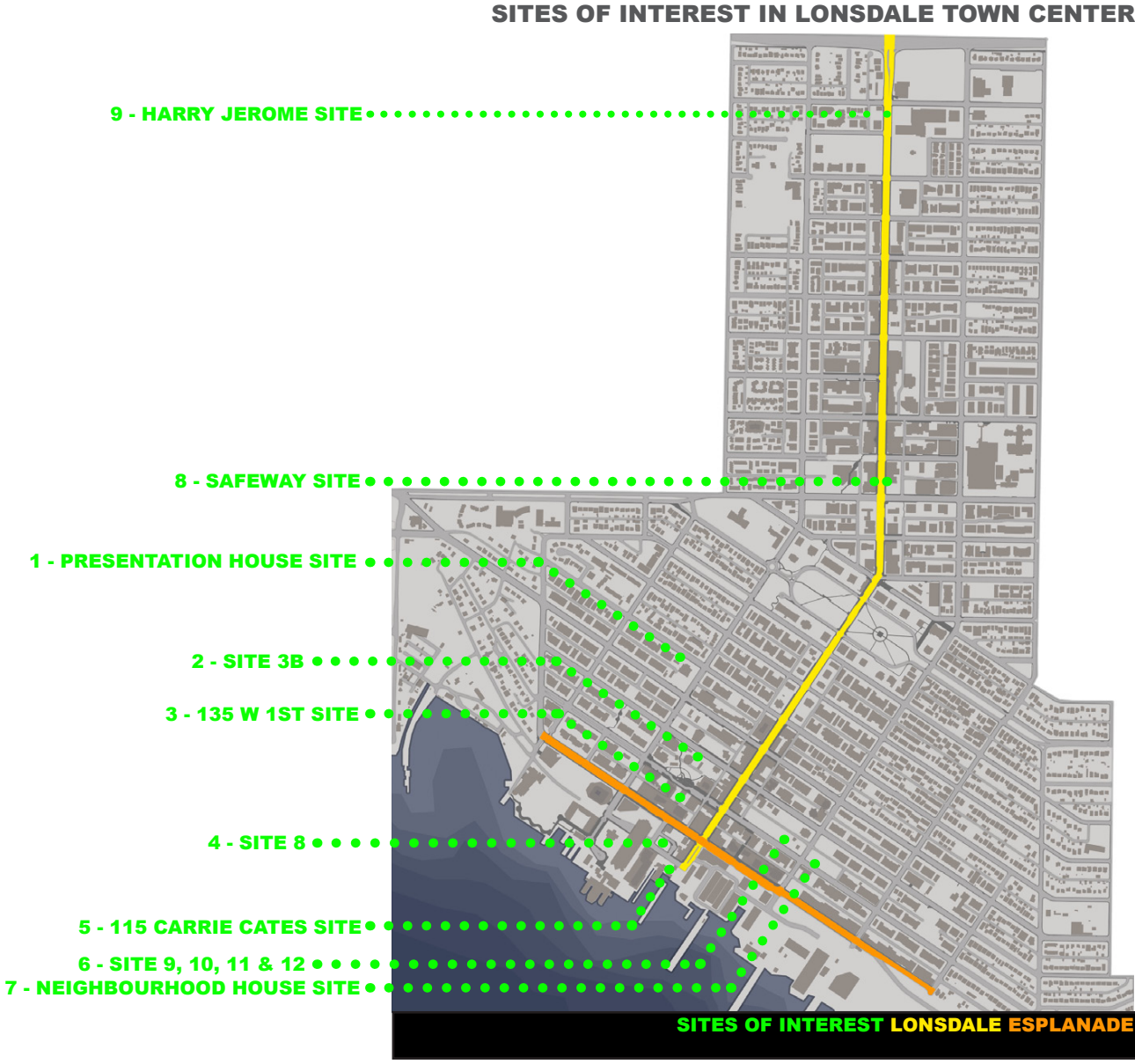
The tenant facility footprints and overall areas are based on ideal programs generated for each facility. The PH Gallery program was generated by McFarland Greene Architecture and Design, The NV Museum programme was determined by Hotson Bakker Boniface Haden / Aldrich Pears Associates / Cornerstone Planning Group / Rockandel & Associates. The PH Theatre program was generated by Proscenium Architecture + Interiors.

PROGRAM REQUIREMENTS BY TENANT				
Gallery Program <ul style="list-style-type: none">• Main Gallery• Galleries• Lobby-Coats• Theatre• Swing-Screening• Education• Open Office• Closed Office• Kitchen• Staff WC• Meeting Room• Research• Chair Storage• Shops Clean• Shops Dirty• Storage• Freight• Elevator• Artist Residency• Bar Cafe• Books• Retail• Rental Floor• Public WC	Museum Program <ul style="list-style-type: none">• Arrival space• classrooms• galleries• museum offices• collection handling and processing• building support space• classrooms, meeting rooms• offices and support space• bistro / restaurant• café / snack bar• boutique	Theatre Program Front of House <ul style="list-style-type: none">• Standing Area• Vestibule(s)• Concession(s)• Concession Storage• Catering “Kitchen”• Men’s Washroom• Women’s Washroom• Accessible Unit Washroom• Box Office• Coat Check• Front of House Staff (Volunteers) Room• Cash Room• Janitor’s Closet• General Secure Storage• Program Storage• Meeting Room Audience Chamber <ul style="list-style-type: none">• Seating Area (200 fixed seats)• Accessible Viewing Platforms• Show Control Room (Booth)• Projection/Follow Spot Booth• Sound and Light Locks• Front of House Lighting Positions (Ceiling and Side Wall)	Stage Area <ul style="list-style-type: none">• Performance Area• Right Wing Space• Left Wing Space• Stage Management Console• Back Stage Cross-over• Sound and Light Locks Back Stage <ul style="list-style-type: none">• Green Room• Janitor’s Closet• 1-2 Person Dressing Room• 1-2 Person Dressing Room• 4-12 Person Dressing Room• 4-12 Person Dressing Room• Sound Storage• Lighting Storage• Piano/Instrument/Music Stand/Chair Storage• Carpenter’s Storage/ Shop/Office• Crew Room• Stage Management Office• Stage Door• Security Lock up• Laundry Room• Loading Dock (Interior)• Loading Dock (Exterior)• Rehearsal Hall	Management Areas <ul style="list-style-type: none">• General Office• Director’s Office• General Manager’s Office• Unit Washroom• Unit Washroom• Kitchenette• Meeting Room

Nine sites have been identified as possible locations for the PH Gallery, NV Museum and PH Theatre and may also be considered for other compatible cultural resources as identified previously in this report.

The Sites of Interest are:

- 1 - Presentation House Site
- 2 - Site 3B
- 3 - 135 W 1st Site
- 4 - Site 8
- 5 - 115 Carrie Cates Court
- 6 - Sites 9, 10, 11 & 12
- 7 - Neighbourhood House Site
- 8 - Safeway Site
- 9 - Harry Jerome Site



Input from the City of North Vancouver and the current Presentation House tenants was used to generate this list of potential sites. In order to assess their viability for cultural use, the sites of interest have been evaluated in terms of the following criteria:

- **Location:** The location of the site is considered in terms of the study area, proximity to Lower Lonsdale, nearby uses and complementary amenities.
- **Size:** The site's capacity to accommodate the functional program, potential for future expansion and partnership opportunities.
- **Property Ownership:** The sites are predominantly City-owned and/ or part of larger development sites where the opportunity may exist to include cultural amenity space through density bonusing. Privately owned land and/or buildings are considered in relation to the timeline for implementation.
- **Orientation:** Potential for views to and from the property is important to provide the buildings with the prominence they deserve as important public facilities.
- **Access and Parking:** Public, service and loading access requirements are critical to the success of the facilities and were assessed in terms of their function in the facility and their urban design impact. Proximity to existing public transit routes, pedestrian links and major streets was considered.

The following pages describe the sites by their location, area, defining characteristics, strengths and challenges regarding the individual requirements of each facility. Although economic feasibility of the site is not a specific evaluation criteria, care was taken to consider this during site selection. Therefore, the list includes predominantly property that is already City owned or part of a larger development site that may support the creation of cultural amenity space. Privately owned property has only been considered if the City has already entered into negotiations with the owner, or reasonable incentive exists to do so. Once specific sites have been chosen for each tenant, it is recommended that the City of North Vancouver engage a Real Estate and Marketing Consultant in order to review the ability of select sites to contribute to the project costs.

It is important to note that although not all of the sites are ideal for the relocation of the current Presentation House tenants, they have also been selected for their ability to accommodate other cultural resources for the creation of a cultural neighbourhood. As such, even if they are not selected for the NV Museum, PH Gallery or PH Theatre, they should be reserved for cultural use.

Reading the chart

The sites of interest have been evaluated here in terms of their ability to meet the space requirements of each facility individually.

Each site has been analyzed according to the number of stories necessary to accommodate the minimum area required for each facility to function independently based on their current needs. It has also been analyzed for the maximum area required if future expansion and partnership opportunities apply.

If the site is unable to accommodate the minimum footprint of a particular facility, it is indicated as D.N.F (does not fit).

(SM) refers to square meters
(SF) refers to square feet

SITE	SITE SIZE (SM)/(SF)
1 - Presentation House site	6033 / 64,938
2 - Site 3b*	1731 / 18,632
3 - 135 west 1st site**	1129 / 12,152
4 - Site 8	1137 / 12,238
5 - 115 Carrie Cates* +/- 1582 sm	1257 / 13,530
6 - Site 9, 10, 11 & 12	8873 / 95,508
7 - Neighbourhood House site	8724 / 93,904
8 - Safeway site	11,577 / 124,613
9 - Harry Jerome site	64,722 / 696,661

*restrictive program shape precludes building theatre
**assume re-use of existing building stock

POTENTIAL THEATRE SITES	Min (SM) / (SF)	Ideal (SM) / (SF)
Total Minimum Footprint	1512 / 16,275	1512 / 16,275
Total Area	1512 / 16,275	1512 / 16,275
SITE	REQ'D STORIES	
1 - Presentation House site	4	4
2 - Site 3b	D.N.F.	D.N.F.
3 - 135 west 1st site*	D.N.F.	D.N.F.
4 - Site 8	D.N.F.	D.N.F.
5 - 115 Carrie Cates* +/- 1582 sm	D.N.F.	D.N.F.
6 - Site 9, 10, 11 & 12	4	4
7 - Neighbourhood House site	4	4
8 - Safeway site	4	4
9 - Harry Jerome site	4	4

SITE SUITABILITY BY SPACE REQUIREMENTS: THEATRE

POTENTIAL MUSEUM SITES	Min (SM) /(SF)	Ideal (SM) / (SF)
Total Minimum Footprint	929 / 9,999	1021 / 10,989
Total Area	2229 / 23,992	4087 / 43992
SITE	REQ'D STORIES	
1 - Presentation House site	1	1
2 - Site 3b	2	3
3 - 135 west 1st site*	D.N.F.	D.N.F.
4 - Site 8	D.N.F.	D.N.F.
5 - 115 Carrie Cates* +/- 1582 sm	3	D.N.F.
6 - Site 9, 10, 11 & 12	1	1
7 - Neighbourhood House site	1	1
8 - Safeway site	1	1
9 - Harry Jerome site	1	1

SITE SUITABILITY BY SPACE REQUIREMENTS: MUSEUM

POTENTIAL GALLERY SITES	Min (SM) / (SF)	Ideal (SM) / (SF)
Total Minimum Footprint	459 / 4,940	627 / 6,748
Total Area	1216 / 13088	2167 / 23,325
SITE	REQ'D STORIES	
1 - Presentation House site	1	1
2 - Site 3b	1	2
3 - 135 west 1st site*	2	2
4 - Site 8	2	2
5 - 115 Carrie Cates* +/- 1582 sm	1	2
6 - Site 9, 10, 11 & 12	1	1
7 - Neighbourhood House site	1	1
8 - Safeway site	1	1
9 - Harry Jerome site	1	1

SITE SUITABILITY BY SPACE REQUIREMENTS: GALLERY

1 - PRESENTATION HOUSE SITE



This section makes the comparison between sites of interest examined over the course of the study, and the degree to which a site can accommodate the spatial requirements of the tenant organizations under study. For more detailed descriptions and analysis of this site see Part 3: The Presentation House Structures and Site.

The Presentation House site is located at 333 Chesterfield Avenue between W 3rd and W 4th Street. It is occupied by Presentation House Theatre, Presentation House Gallery and the North Vancouver Museum permanent exhibit.

Presentation House Arts Centre is located on this site. This is a 1902 heritage building formerly the Central School (1902-1911) and North Vancouver City Hall (1911-1975). Anne MacDonald Hall, formerly Church of St. John the Evangelist (1899), has also been relocated to this site and is now used as a rehearsal hall.

A number of parameters dictate the size and location of new construction that is possible on this site including a Provincial encumbrance, designated park space and the previous transfer of density. These will be addressed in detail in Part 4 of the report.

Site Strengths:

- City owned property
- Zoned for cultural use
- Good vehicle access
- Underdeveloped site
- Existing buildings have historic significance to North Vancouver
- Potential parking
- Tenants have a history in this area
- Potential views to water
- Conducive to commercial or residential development
- Anne MacDonald Hall can be easily relocated
- Draws tourists into Lower Lonsdale

Site Challenges:

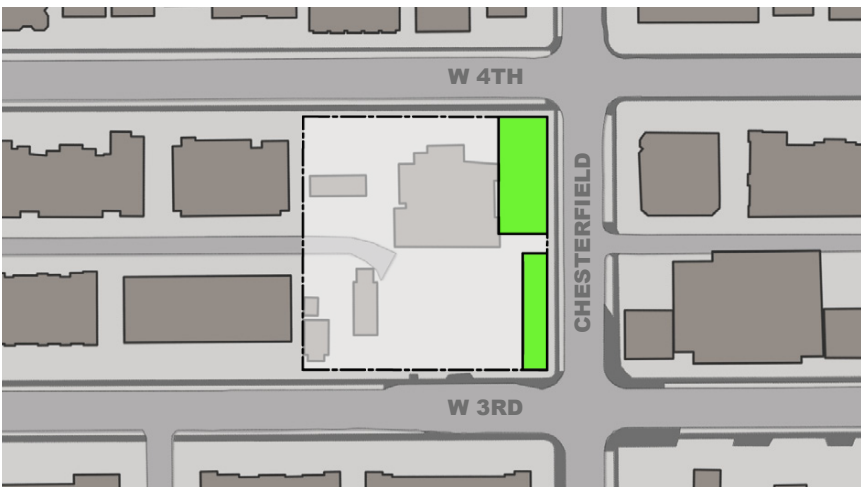
- Existing building requires major renovation
- Existing site can't accommodate all 3 facilities' needs
- View impact is sensitive topic in neighbourhood
- Rising neighbourhood standards
- Limited opportunity for 'walk-by' patrons
- Parking should be accounted for
- Designated parkland should be retained
- Encumbered land
- Existing lane through site

PHOTO OF PRESENTATION HOUSE SITE



PHOTO OF PRESENTATION HOUSE SITE

SITE PLAN



PRESENTATION HOUSE SITE
DEDICATED PARK SPACE

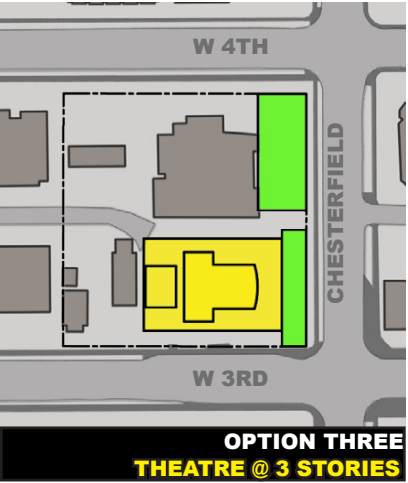
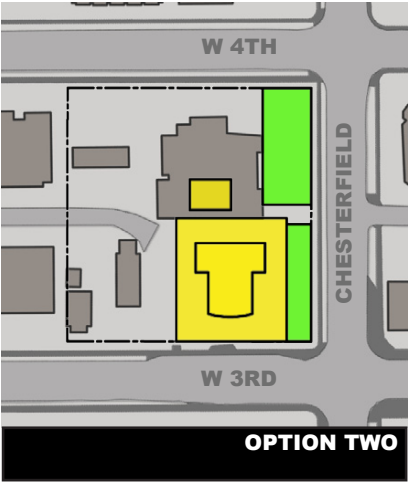
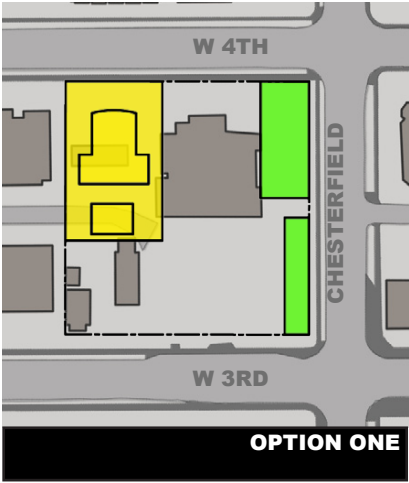
Presentation House Site Conclusions

The following conclusions address the possible relocation of current Presentation House tenants only. Further options for the use of this site are addressed in Part 3: The Presentation House Structures and Site.

A New Theatre on Presentation House Site

A new theatre and rehearsal hall could easily be located on this site as a standalone facility or through partial renovation of the existing building to house a rehearsal hall. The site would maintain its cultural use, and the designated park space could be accommodated. Remaining on this site in a new facility is the ideal option for the Theatre. The facility has a strong history here, and as a destination site it has good vehicle access and potential for parking. The view to the water is unrealized in the current facility and could be taken advantage of in a new building. Partial renovation of the existing facility would enhance the historical significance of the site.

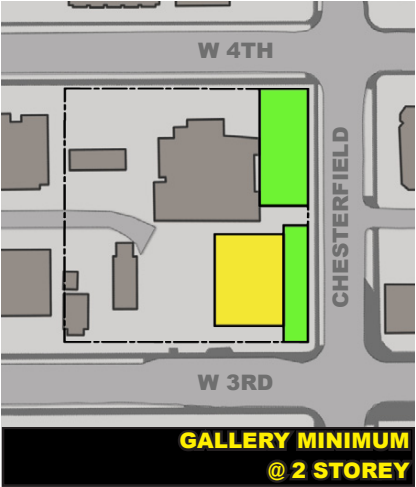
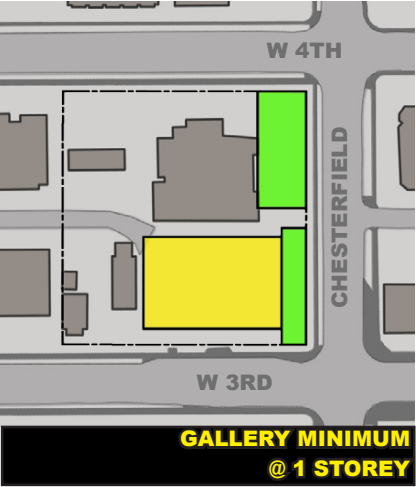
THEATRE FOOTPRINT DIAGRAMS



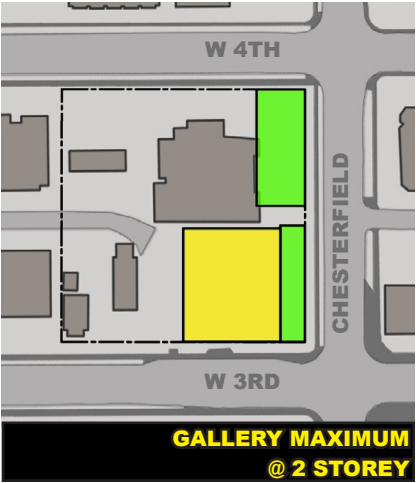
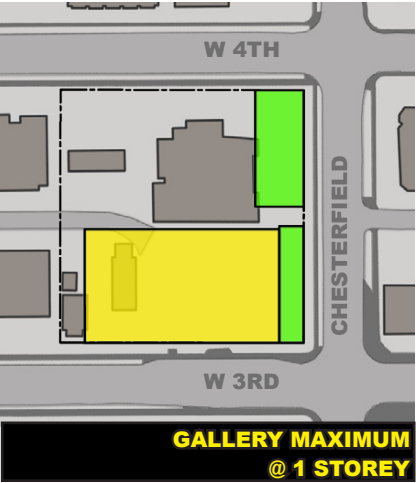
A new PH Gallery on Presentation House site

A new PH Gallery could also be easily accommodated on this site. Although it is not as close to the waterfront as the organization would like, it is accessible by the pedestrian path from the SeaBus Terminal and still has the possibility of visibility and strong views to the water. The PH Gallery’s timeline for relocation into a new building is near term. This site could be better than many of the sites of interest as it is City owned property that is not contingent on negotiation with a private owner or developer.

GALLERY FOOTPRINT DIAGRAMS



GALLERY FOOTPRINT DIAGRAMS



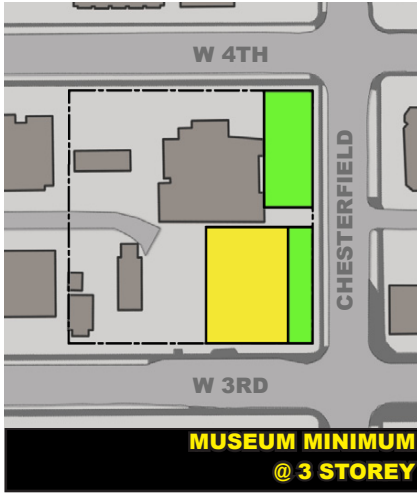
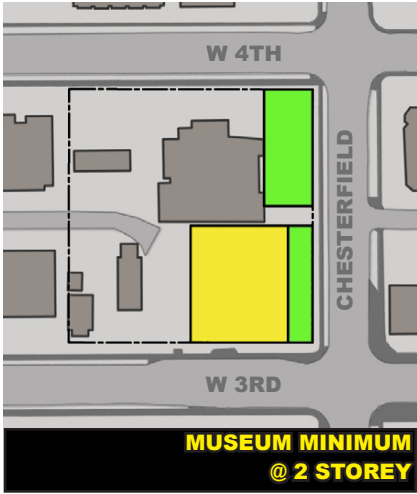
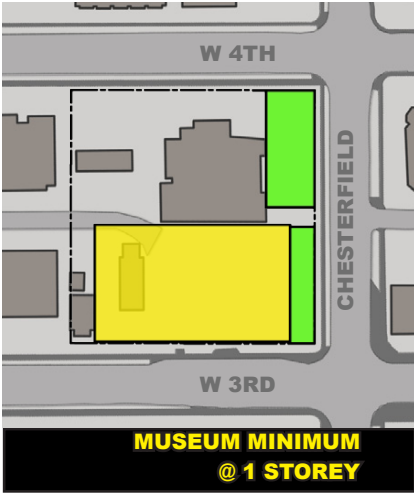
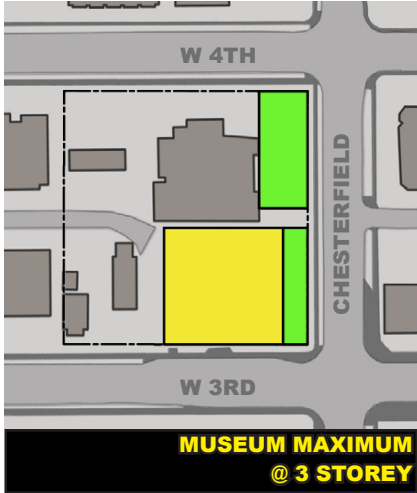
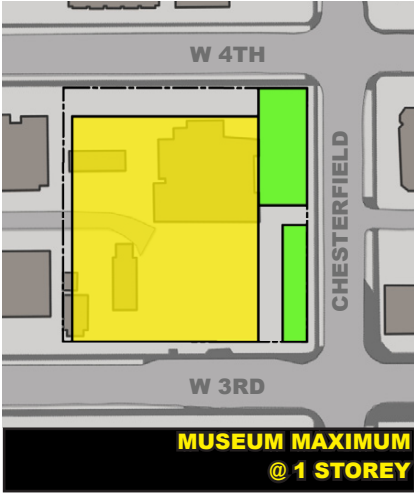
A New NV Museum on Presentation House site

A new NV Museum could also be easily accommodated on this site, although not in a 1 storey building. One storey would compromise the existing heritage buildings as well as designated park space. A new 3 story building that meets the NV Museum’s minimum footprint would best take advantage of visibility and views to the water, and still make use of the accessibility of the site.

Three facilities on Presentation House site

The site is not large enough to accommodate the spacial requirements of all three tenant organizations. Particularly as it recommended that a portion of the PH Centre be preserved and remain on the site.

Two tenants could fit on the site with the PH Centre. This would provide a cultural “campus” of services. (see pg. 78 for diagram)



MUSEUM FOOTPRINT DIAGRAMS

MUSEUM FOOTPRINT DIAGRAMS



Bordered by W 1st and W 2nd Streets, this site is located directly north of Jack Loucks Court, and is predominantly vacant except for the abandoned building at 137 W 2nd Street. The properties slope steeply upwards to the north, and have lane access mid-site. It is among the sites identified in the Lower Lonsdale Planning Study for a high density residential tower. The majority of this site is owned by the City with the exception of 137 W 2nd Street (Site 3B). Currently under private ownership, this lot has inhibited redevelopment.

Because the property has been zoned for high density, a density transfer will not be possible to gain civic amenity space on this site. The City anticipates that in time the private owner will sell their lot to Millennium Developments, which owns the site directly to the east. Site 3B will be the key to consolidate the properties and develop the site. The City can either sell their part of the property to contribute to the Amenities Fund, or negotiate a lease for an amenity space on the ground floor of the residential tower for a set period of time.

Site Strengths

- Public plaza becomes outdoor stage
- Proximity to Community Centre
- Located on accessible path
- Existing pedestrian infrastructure
- Possible views to harbor and Vancouver
- Steep north south slope
- Draws tourists into Lower Lonsdale

Site Challenges

- Zoned for high density residential development
- Negotiation with private owner and/or developer
- History of negotiations has been unsuccessful for this site
- Podium condition may be only option
- Vehicle access from W 2nd Street only
- Apparent lack of parking
- Small, narrow site difficult to work with

PHOTO OF SITE 3B



PHOTO OF SITE 3B

SITE PLAN



SITE 3B

1- COMMUNITY CENTRE 2- OUTDOOR STAGE 3- PEDESTRIAN PATH

Site 3B Conclusions

Because of probable development plans for this site, a podium location is likely the only opportunity for cultural facilities on this site.

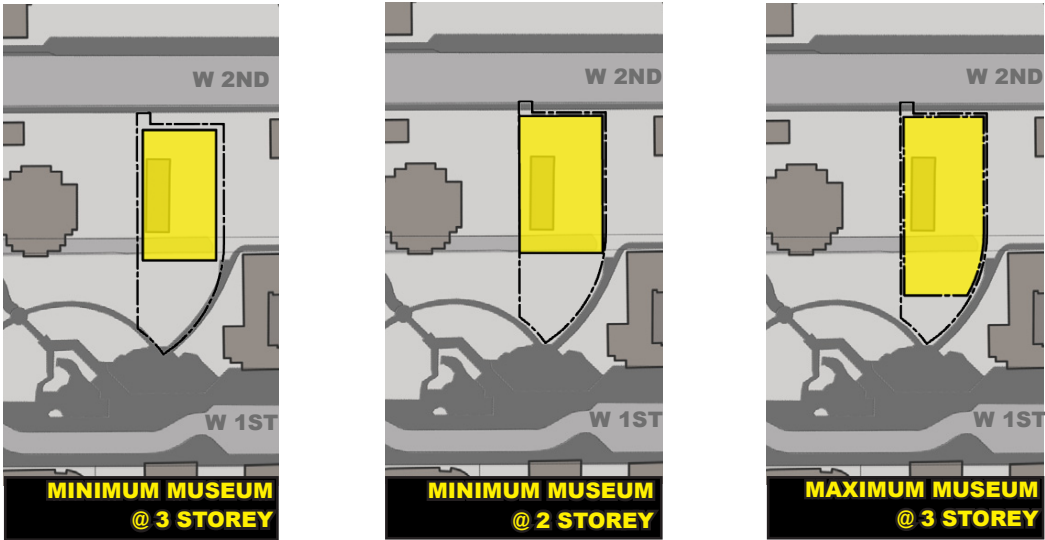
The PH Gallery could fit as part of the podium of this development. From this vantage, it would have views of the water, and be easily accessible along the pedestrian path from the SeaBus Terminal. Development of this property, however, depends upon negotiations between the City and the current owner. This will likely take the site out of the timeline of relocation for the PH Gallery.

Although it could fit spatially, the PH Theatre is not compatible with a residential tower and is better suited to a standalone facility. Limited street access for vehicles also makes this a difficult site on which to organize the required front-of-house and back-of-house spaces of the PH Theatre.

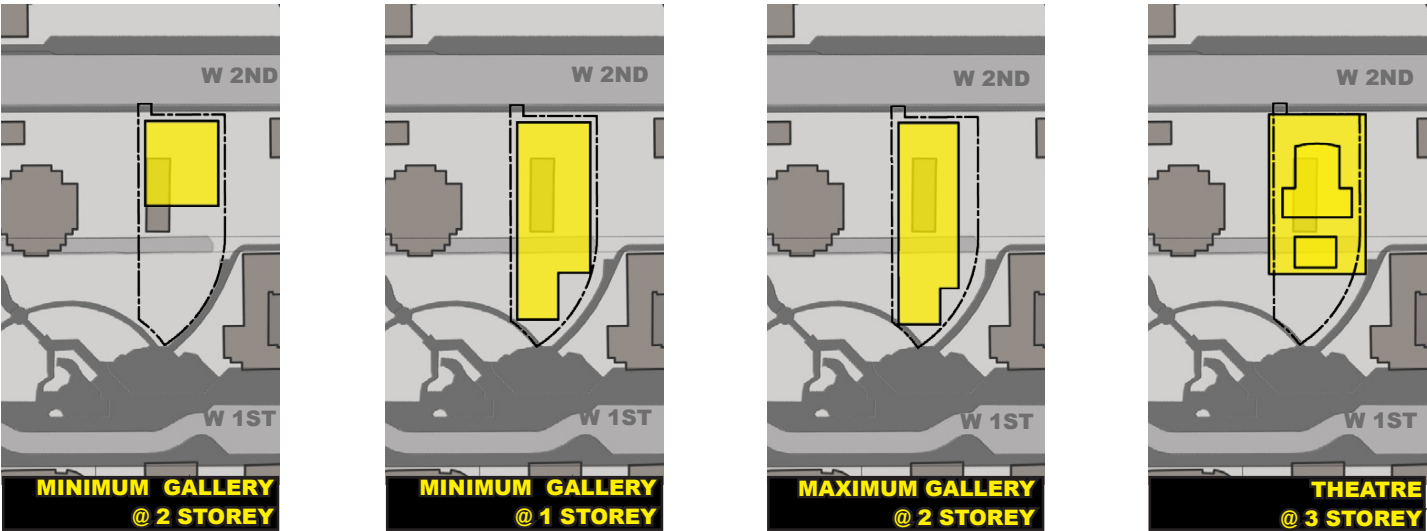
In order to fit on the small footprint, the NV Museum could require up to 4 stories of space, which is unlikely to be achieved in the podium of this development.

Although this site may not offer the ideal location for the Presentation House tenants, its location along the pedestrian path between the SeaBus Terminal and Presentation House is key to the feasibility of a cultural neighbourhood in this area. When development occurs, it is strongly recommended that an arts and culture related use be negotiated with the developer.

MUSEUM FOOTPRINT DIAGRAMS



GALLERY AND THEATRE FOOTPRINT DIAGRAMS





The site currently occupied by Jack & Lola’s children’s clothing store is located on the south side of W 1st Street to the east of the pedestrian plaza on Roger’s Way. The existing one storey building with half basement has recently been renovated and is well maintained and in good condition. It has a history within the community as a roller rink and former bar. The site is characterized by its strong presence along the accessible path, its direct connection to the SeaBus Terminal and its proximity to John Braithwaite Centre.

Site Strengths

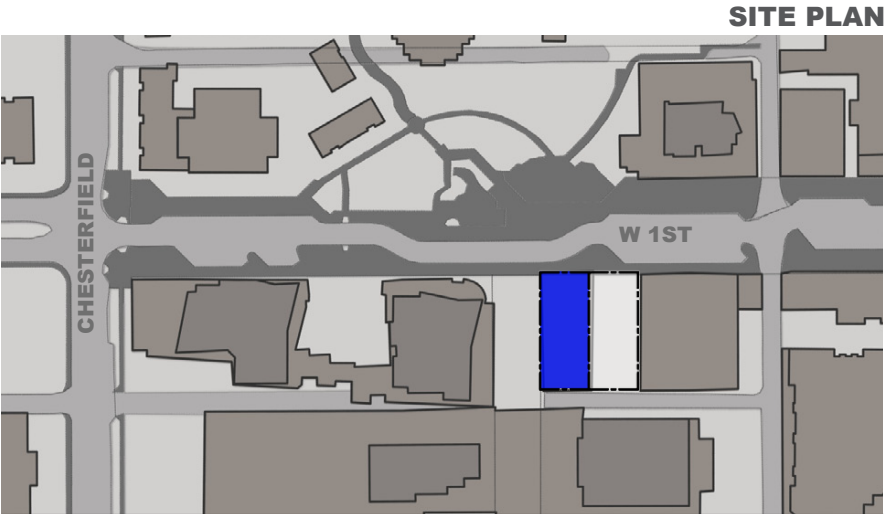
- Strong pedestrian link to SeaBus Terminal
- Proximity to Community Centre
- Located on accessible path
- Existing pedestrian infrastructure
- Possible views to harbor and Vancouver
- Draws tourists into Lower Lonsdale
- Good vehicle access
- Recently renovated

Site Challenges

- Availability likely minimum 5 years away
- Current users have invested in property and are content
- Longer timeline for development
- Small existing building requires substantial addition and acquisition of site to east
- Negotiation with private owner
- History of negotiations has been unsuccessful for this site
- Apparent lack of parking



135 W 1ST SITE FROM THE
OUTDOOR STAGE OFF OF 1ST



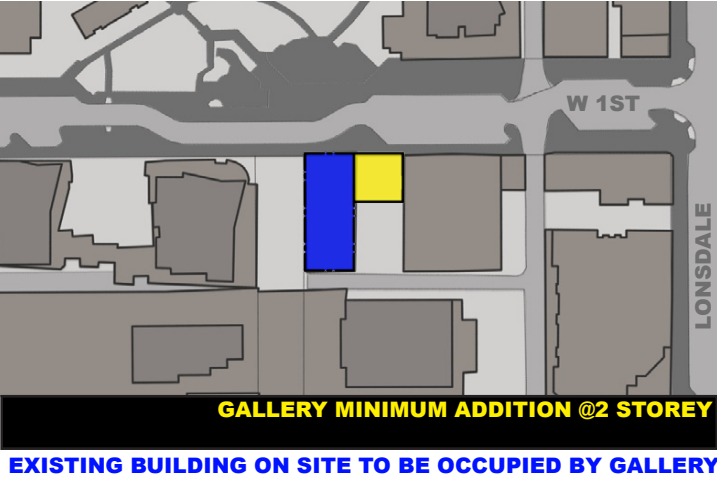
135 W 1ST SITE
EXISTING BUILDING ON SITE

135 W 1st Conclusions

The PH Gallery alone may fit in the existing building provided a substantial addition is made on the site directly east. Acquisition of this property, however, depends upon negotiations between the City and the current owner, and is likely outside of the timeline for relocation for the PH Gallery.

The minimum footprints for the NV Museum and the PH Theatre do not fit on this site.

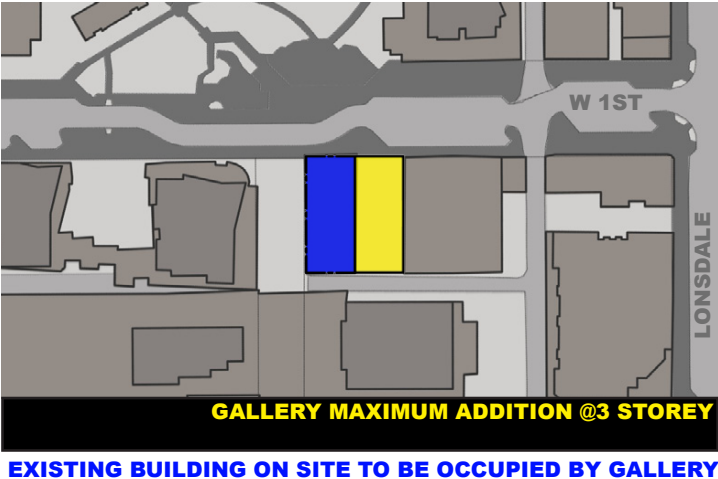
Although this site does not naturally lend itself to any of the three Presentation House Tenants, its location along the pedestrian path between the SeaBus Terminal and Presentation House site makes this property important to the future development of a cultural neighbourhood in this area. When this site becomes available, it is strongly recommended that it be given an arts and culture related use.



GALLERY FOOTPRINT DIAGRAMS



GALLERY FOOTPRINT DIAGRAMS





Directly across from the main pedestrian access to the SeaBus Terminal, Site 8 is bound by Carrie Cates Court and Rogers Avenue. In its redevelopment, Site 8 is obligated to retain covenanted off-site parking (approximately 100 stalls) for other nearby properties. Further, the sites adjacent to it constrain the marketability of the lower floors in any development. As a result, a low to mid-rise building here, or a standalone cultural facility, will be burdened with significant costs and limited revenues.

The City has recognized the need for an iconic building on this site that is visible from a distance, and will represent North Vancouver, and expects that its development will generate a lot of revenue to support other amenities in the area.

Proposed development on this site together with the Millennium properties to the north has been the focus of significant public debate. The previously proposed residential tower by Millennium Developments received such a strong reaction from the public to the height and design that the project was terminated. The proposal did, however, allocate space for Presentation House Gallery at grade and this was widely supported by the public.

Site Strengths

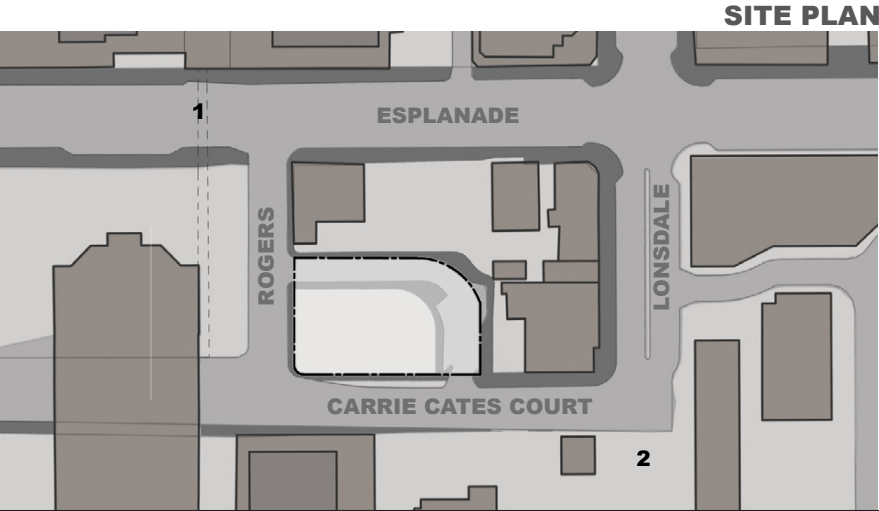
- High visibility
- Easily accessible to tourists
- Dominated by pedestrian traffic
- City owned property
- Leverage for cultural civic amenity space
- Prominent location from water
- Contributes to development of waterfront path
- Compliments other existing attractions
- On route to other destinations along pedestrian path

Site Challenges

- No direct views to harbour
- Very valuable land; not economically feasible to develop with stand-alone facility
- Will likely be part of development with adjacent properties directly north
- Longer timeline for development
- Depends on a proposal that satisfies public
- Parking requirement on site
- Does not draw tourists into Historic Lower Lonsdale



SITE 8
FROM THE CORNER OF CARRIE CATES COURT AND LONSDALE



SITE 8

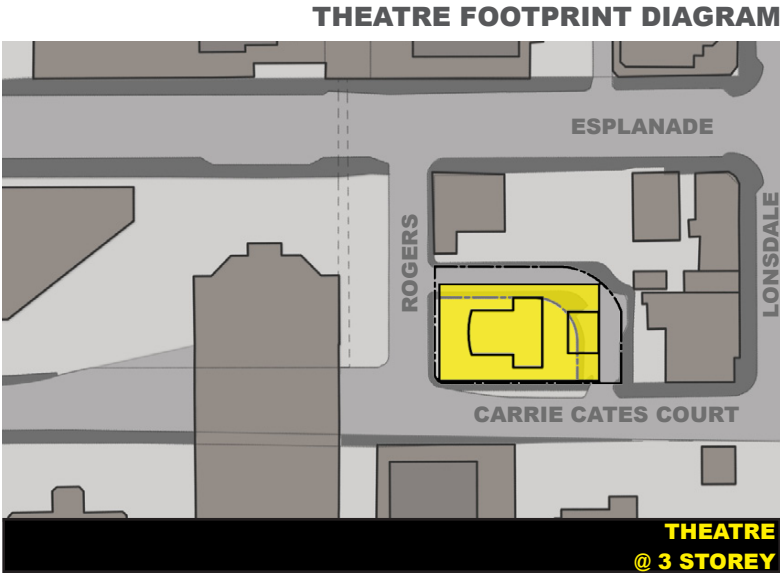
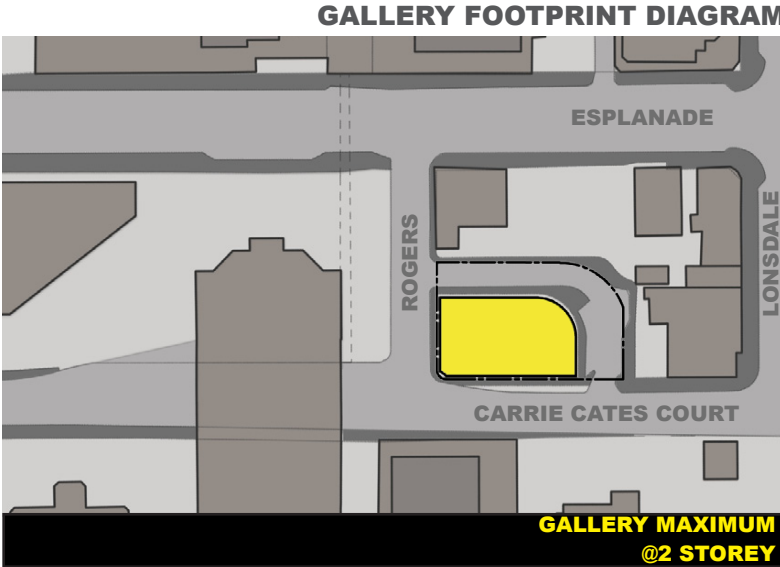
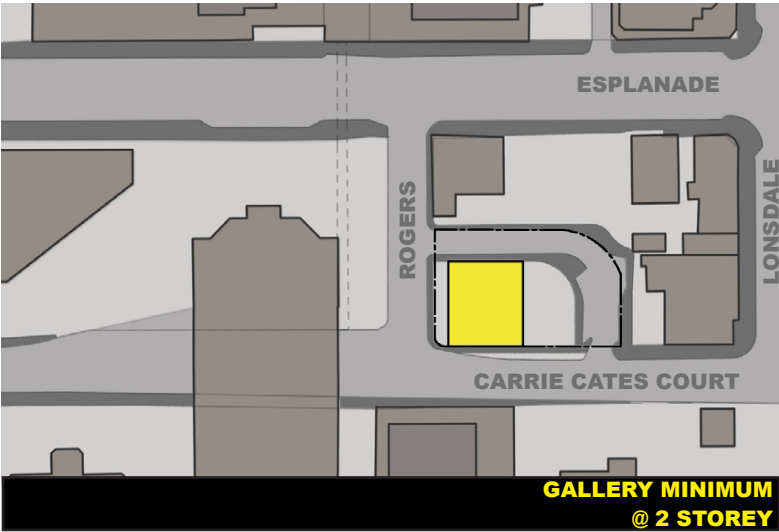
1-PEDESTRIAN OVERPASS 2-FOOT OF LONSDALE PLAZA

Site 8 Conclusions

This site satisfies the top priorities of the PH Gallery, including the promise of a significant amount of pedestrian traffic, high visibility from the water and compatibility with other uses in the area. Previous schemes to include the PH Gallery in development on this site were supported by the PH Gallery, the public and the City. However, redevelopment of this site depends largely upon negotiations between the City and adjacent property owners, and acceptance by the public. The time required for such negotiation may place the site outside of the PH Gallery’s timeline for relocation.

The minimum footprint of the NV Museum cannot be accommodated on this site.

It is not a good location for the PH Theatre. The economic feasibility of this site depends upon a substantial residential component and theatre activity is not compatible with this use. Theatre loading usually occurs overnight when residents expect a quiet environment, and theatre parking can become an issue in the evening when residential lots are full. Theatres are better suited to a standalone facility.





This site is bound by Carrie Cates Court to the North, the water to the south, Lonsdale Quay to the west and the new plaza to be developed at the foot of Lonsdale to the east. It is located directly east of the SeaBus Terminal.

The existing site currently houses Cates Towing’s administration and repair shed in an iconic heritage structure that speaks to the history of the area. According to Waterfront Project staff, the owners of Cates Towing, Washington Marine Group, are currently reviewing their operations at this location, with the possibility of consolidating their services from this location to their Pemberton site, making these facilities redundant. Because the existing building sits partially on City owned property, if this is a realistic option, it is highly probable that the City could negotiate ownership of this building for civic use. To date Washington Marine Group has been eager to participate in planning for the Foot of Lonsdale, and wants to maintain a tugboat presence here.

Site Strengths

- Building and business have strong ties to the history of North Vancouver and the harbor
- Iconic structure
- Renovation rather than new construction
- High visibility
- Easily accessible to tourists
- Dominated by pedestrian traffic
- Prominent location from water
- Contributes to development of waterfront path
- Links Lonsdale Quay to heritage sites to east
- Compliments other existing attractions
- On route to other destinations along pedestrian path
- Doesn’t obstruct existing views to harbor
- Cates tugboat presence can be maintained with renovated facility

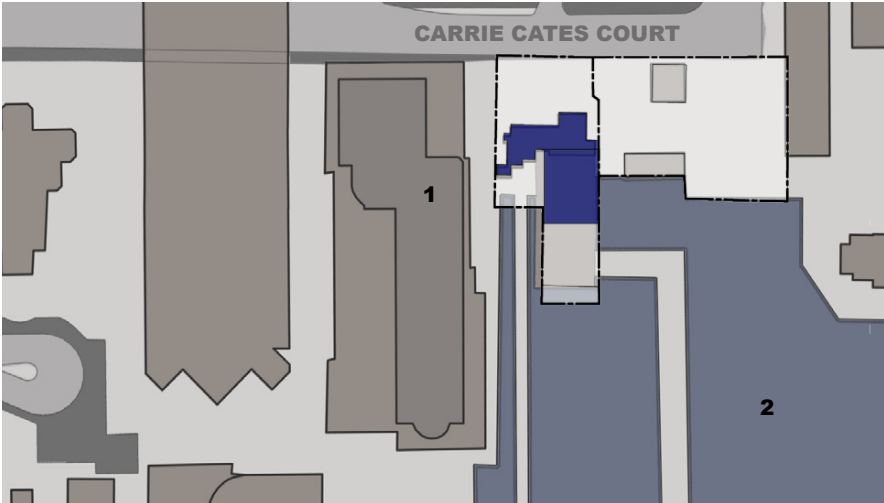
Site Challenges

- Very valuable land
- Limited vehicle access
- May have longer timeline for development
- Negotiation with private owner
- Does not draw tourists into Historic Lower Lonsdale



CARRIE CATES BUILDING FROM THE FOOT OF LONSDALE

SITE PLAN



115 CARRIE CATES COURT

1- LONSDALE QUAY 2- BURRARD INLET

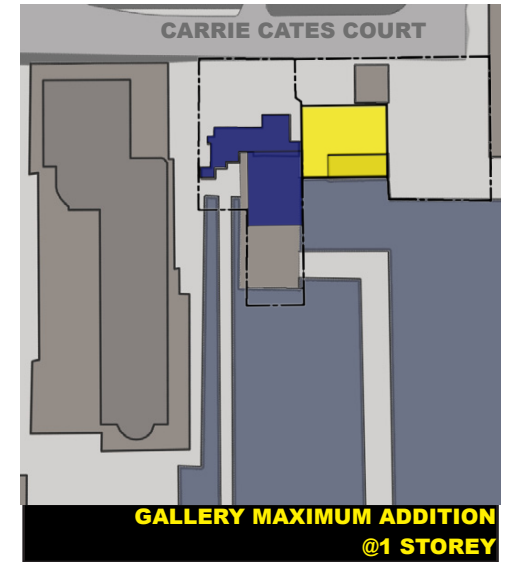
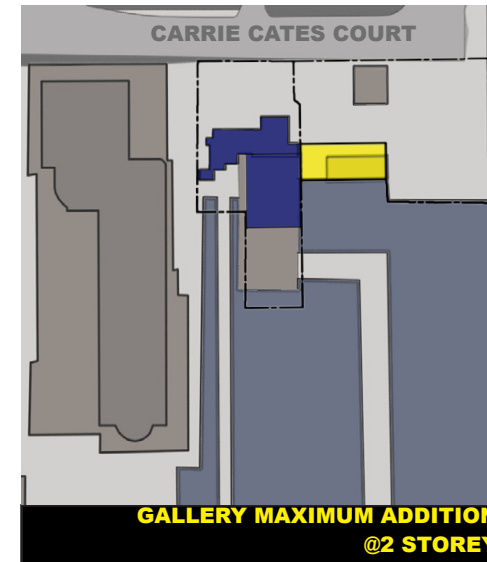
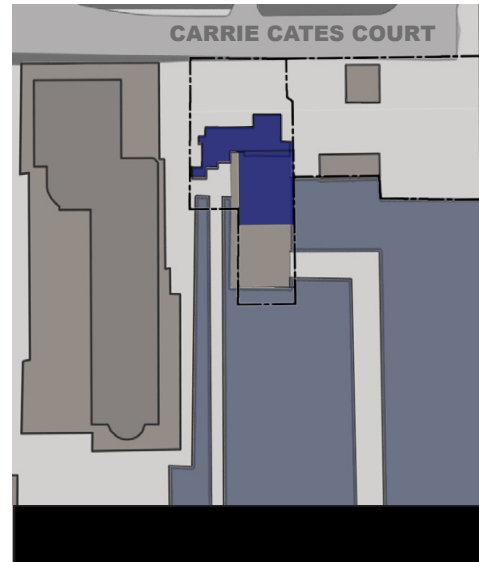
115 Carrie Cates Court Site Conclusions

The existing building on this site dictates which facilities would be best accommodated here. The building should be retained in any redevelopment of this site.

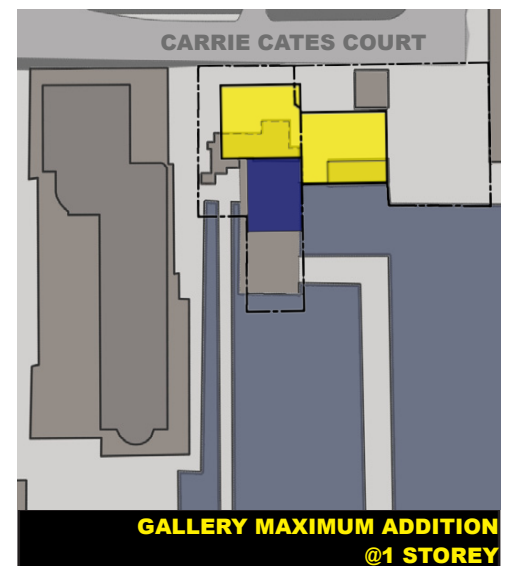
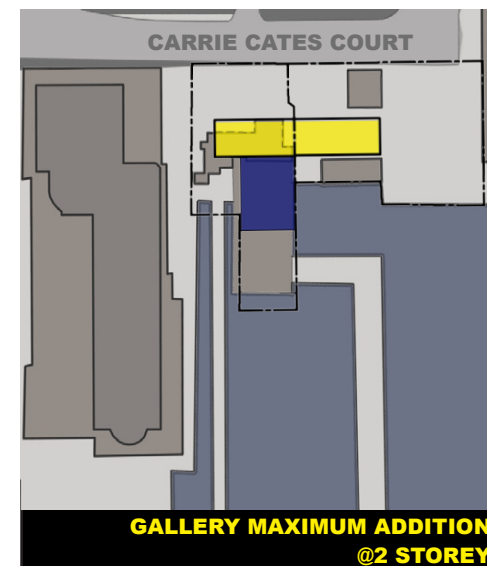
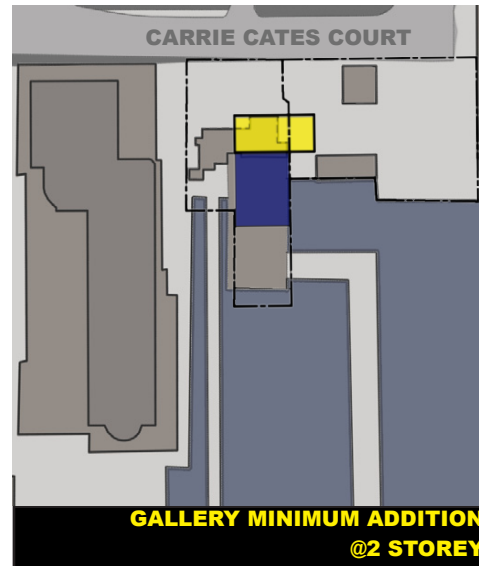
This site is an ideal location for the PH Gallery, and its relocation here would provide a new use for an existing building that is becoming redundant. Redevelopment of this site would also create an opportunity for the continuation of the waterfront path, and link existing attractions in the area. The site promises a significant amount of pedestrian traffic, high visibility from the water, good views of the harbor and compatibility with other uses in the area which are all top priorities for the PH Gallery.

The PH Theatre cannot be accommodated in the existing structure.

The NV Museum may be relocated to this site, but would require a substantial addition to the building in order to accommodate their space requirements. Further, this would only be feasible if the National Maritime Centre or a similar attraction does not proceed as competitive programming could detract from the NV Museum's success. In addition the site does not meet the Museum's partnership needs or its preference for a new building.



EXISTING BUILDING ON SITE TO BE OCCUPIED BY GALLERY



PORTION OF EXISTING BUILDING ON SITE TO BE OCCUPIED BY GALLERY



This site includes the north side of E 1st Street between Lonsdale Avenue and St. George’s Avenue Sites 10, 11 & 12, except for the heritage buildings at the corner of Lonsdale and 1st Street. It also includes the heritage building on the south side of E 2nd Street (Site 9).

It is the largest block of remaining City owned land in Lower Lonsdale still to be developed, and has undergone several iterations of design. The current and preferred scheme as indicated in the East of Lonsdale Open House, retains the heritage building on Site 9, and includes residential towers over commercial or residential podiums on Sites 10 and 12.

It is proposed that site 11 be retained as an open green park space funded by the revenue generated by the rest of the development. Public opinion currently favors the retention of green space on the site.

Although any of the three cultural facilities could easily fit as part of this development, the PH Gallery and the NV Museum are the only suitable tenants for this site. However, as the amenity bonus for the development has currently been assigned to greenspace, it is unlikely that additional amenity space can be procured.

Site Strengths

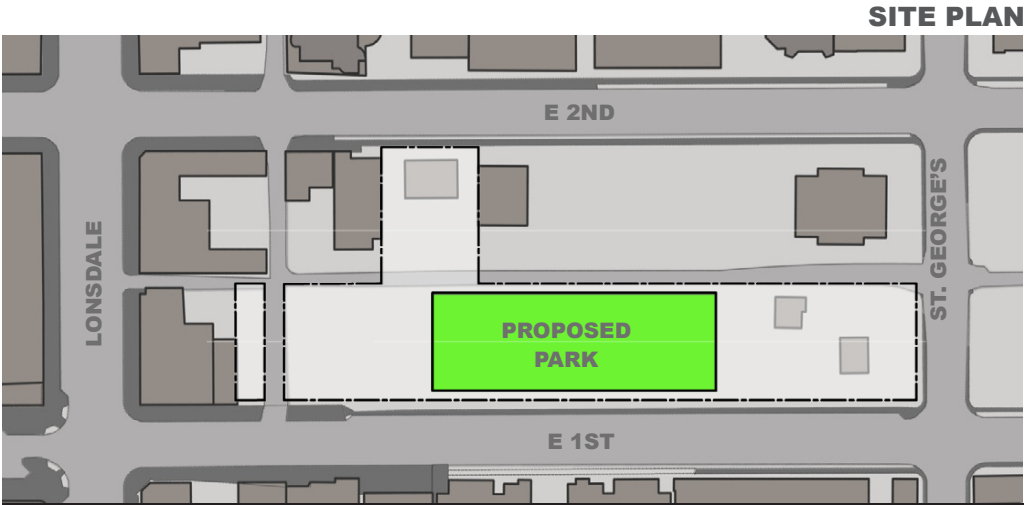
- City owned property
- Proximity to Lonsdale Avenue and the historic centre
- Existing arts presence
- Proximity to Neighbourhood House
- Connected to waterfront by pedestrian path
- Proximity to light industrial zoning
- Views to water
- Good vehicle access
- Proximity to public transit
- Corner site
- Draws tourists into Lower Lonsdale

Site Challenges

- Development plans exist
- Amenity bonus already dedicated to public park
- Limited potential for more amenity space
- Only podium conditions may be available
- Potentially too far from waterfront and SeaBus
- Limited pedestrian traffic



SITES 9, 10, 11 & 12
FROM THE CORNER OF LONSDALE AND 1ST



SITES 9, 10 11 & 12
PROPOSED PARK SPACE

Sites 9, 10, 11, 12 Conclusions

The PH Gallery’s mandate for proximity to Lonsdale Avenue and the waterfront could be achieved by its location at the western edge of the site; however, this compromises their desire to be in a prominent location, with strong views to the harbor and good visibility from the water. A corner location would be best, but, the eastern corner is too far from the pedestrian activity of Lonsdale Avenue.

This site is not a good location for the PH Theatre if developed as intended. The current development plan relies on multi-residential towers to generate revenue for the park space. The integration of cultural facilities would likely be restricted to the podiums of these towers. The PH Theatre is better suited to a standalone facility, and is not compatible with residential use because of conflicting scheduling and activities. Theatre loading usually occurs overnight when residents expect a quiet environment, and theatre parking can become an issue in the evening when residential lots are full.

The NV Museum would be a good fit for this site if located on the northwest corner of E 1st Street and George’s Avenue. In this location it could fit at 2 stories as part of a podium, or integrated with the existing heritage houses. The proximity of this location to Neighbourhood House is conducive to partnership and cross-programming bringing more patrons to the NV Museum and possibly increasing funding opportunities.



7 - NEIGHBOURHOOD HOUSE SITE



Bound by St. George's Avenue to the west and E 1st to the south and 2nd Street to the north, this site is the current home of Neighbourhood House, a not-for-profit registered charity serving the North Shore community since 1839. It also includes a successful community garden, open park space and tennis courts. It is surrounded by light industrial buildings. This is City owned property; there are currently no plans for redevelopment.

Site Strengths

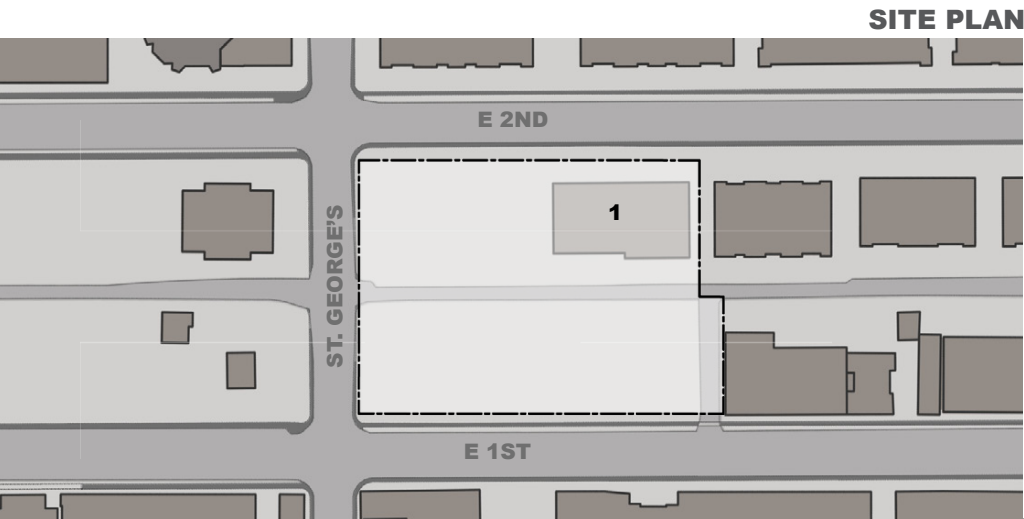
- Proximity to Neighbourhood House as a partnership opportunity
- City owned property
- No current plans for development
- Large site area
- Proximity to Lonsdale Avenue and the historic centre
- Existing arts presence
- Indirectly connected to waterfront by pedestrian path
- Proximity to light industrial zoning
- Good vehicle access
- Proximity to public transit
- Corner site
- Draws tourists into Historic Lower Lonsdale

Site Challenges

- Largely residential neighbourhood
- Potentially too far from waterfront and SeaBus
- No direct connection to waterfront
- Limited pedestrian traffic



PHOTO OF NEIGHBOURHOOD HOUSE SITE FROM THE CORNER OF ST.GEORGE'S AND 1ST



NEIGHBOURHOOD HOUSE SITE

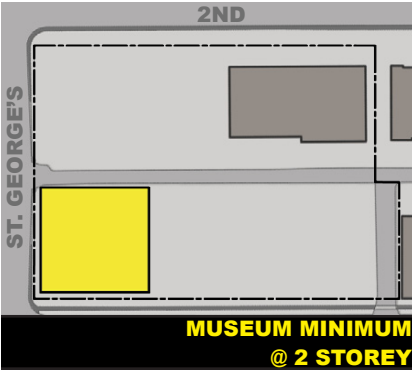
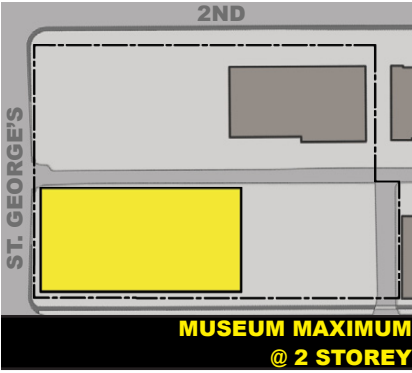
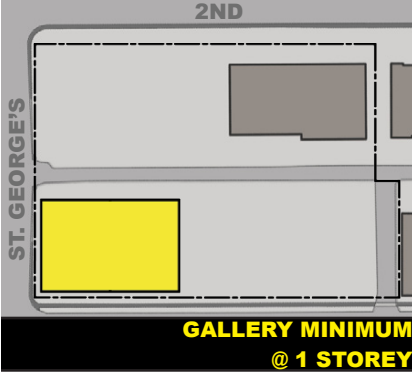
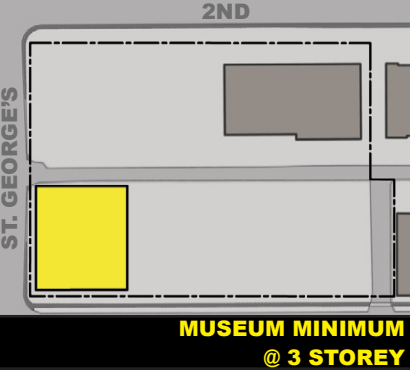
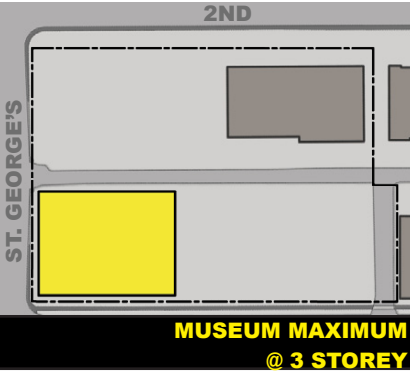
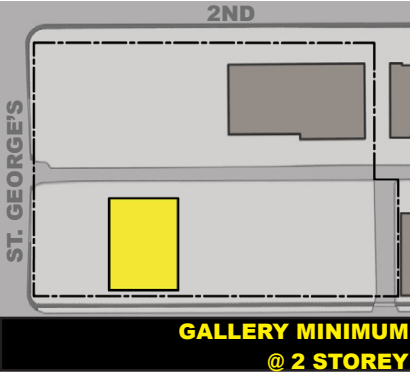
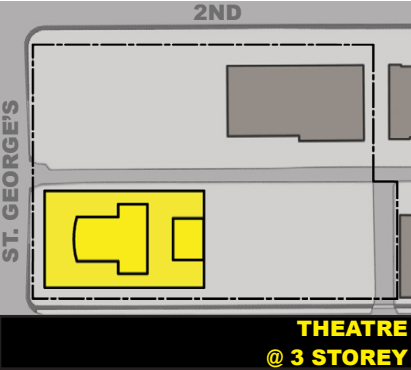
1- NEIGHBOURHOOD HOUSE

Neighbourhood House Site Conclusions

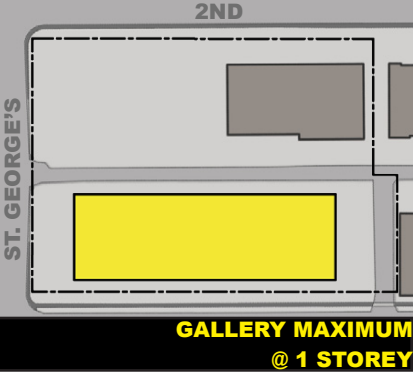
Although any of the three cultural facilities could easily fit as part of future development of the site, the NV Museum is the only suitable tenant for this site.

This site is comparable to the existing Presentation House site to the west of Lonsdale Avenue in that it is an under-developed, City owned property at the transition between high density, mixed-use zoning and low rise residential or light industrial use. There are no additional advantages to relocation of the PH Theatre or the PH Gallery to this site from their current location. It is marginally closer to the pedestrian activity of the waterfront, but the timeline for development is likely longer than at 333 Chesterfield Avenue.

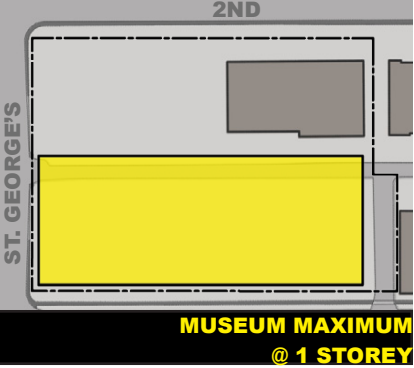
The NV Museum might benefit from relocation to this site. Proximity to Neighbourhood House is conducive to partnership and cross-programming bringing more patrons to the NV Museum. Because no plans have been made to date for development here, the site is open to accommodate the NV Museum’s space requirements. A strong presence on the corner of E 1st Street and St. George’s Avenue could become the east anchor of the cultural neighbourhood in Lower Lonsdale.



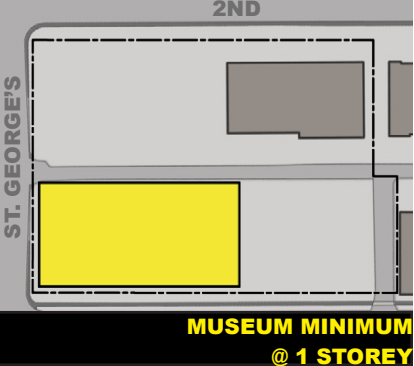
GALLERY FOOTPRINT DIAGRAM



MUSEUM FOOTPRINT DIAGRAM



THEATRE AND MUSEUM FOOTPRINT DIAGRAM



8 - SAFEWAY SITE

The existing Safeway building is contained by the city block between E 13th and E 14th Street, Lonsdale Avenue and St. George's Avenue. A large portion of this site is surface parking with single storey commercial retail along Lonsdale Avenue. The City is currently encouraging redevelopment in this area. It wishes to densify a recognizably under-developed site to mirror the civic energy introduced on the west side of Lonsdale by City Hall and the Library. Redevelopment of the Safeway site is likely to include a number of residential towers, while the condition of the existing buildings suggest the site as a strong candidate for redevelopment. Redevelopment is unlikely to take place until all parcels can be included.

Site Strengths

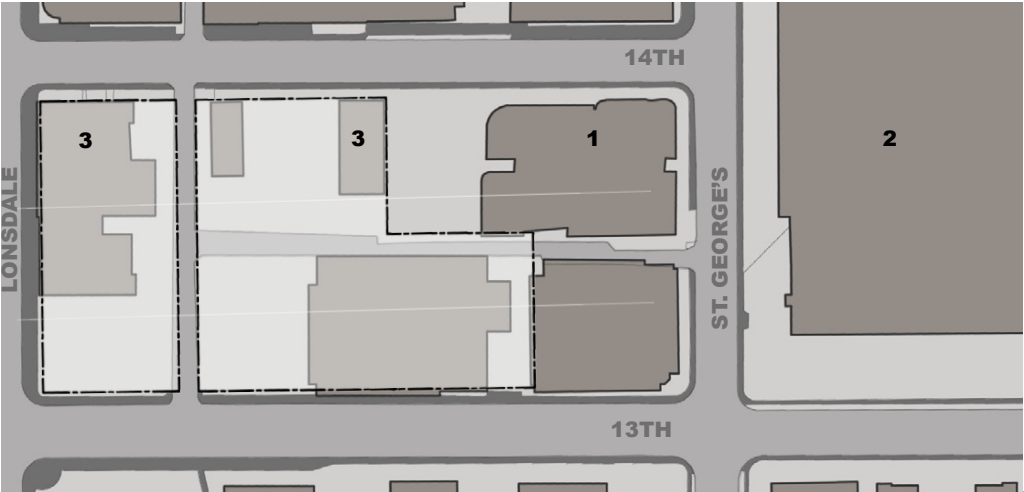
- Prominent, highly visible site
- Gateway' site to Civic Area
- Strong civic presence together with City Hall and Library
- Opportunities for cross programming
- Strong potential for 'walk-by' patrons
- Good vehicle access
- Proximity to public transit
- Potential for parking
- Opportunities for density transfer to create civic amenity space
- Potential for a 'free' facility excluding fit-outs
- Strong draw from surrounding residential

Site Challenges

- Negotiation with private owner
- Too far from waterfront
- No relationship to SeaBus Terminal tourists
- Proximity to Centennial Theatre
- Outside of Lower Lonsdale & cultural neighbourhood area
- No views to water
- Time lines are long



SAFEWAY SITE
COURTESY OF GOOGLE STREET VIEW



SAFEWAY SITE
1- RCMP 2- LION'S GATE HOSPITAL 3- PARCELS NOT YET PART OF ASSEMBLED PROPERTIES

Safeway Site Conclusions

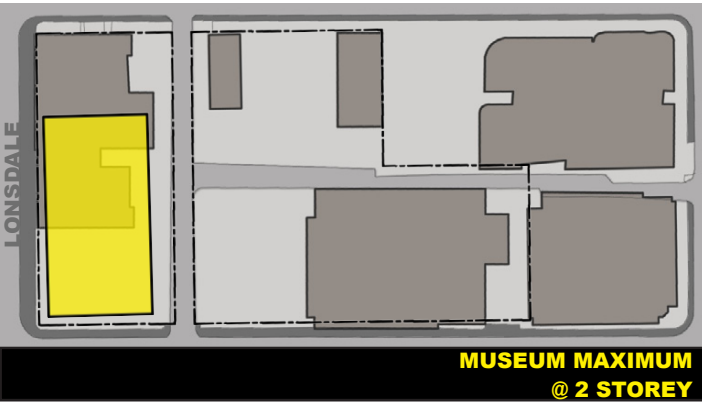
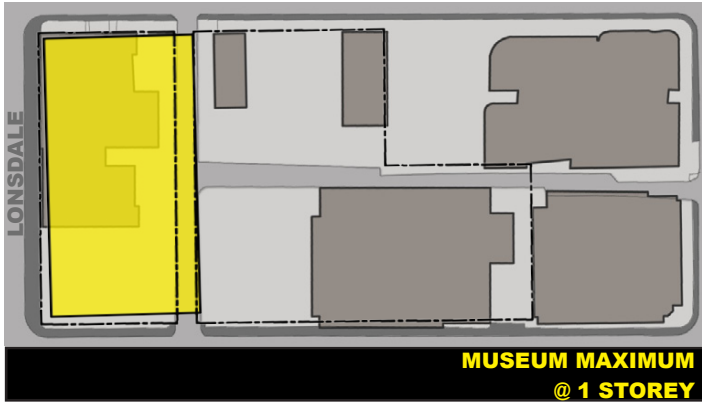
Although any of the three cultural facilities could easily fit as part of this redevelopment, the NV Museum is the only suitable tenant for this site.

The NV Museum could benefit from relocation to the Civic Area. Their vision to become a community hub suggests direct relationships with City Hall and the Library. A strong presence directly on Lonsdale would enhance the existing civic facilities in the area. It is easily accessible by public transit and by car, and the density of the surroundings generates enough pedestrian activity to support constant activity. The site could also allow a partnership with the North Shore Multicultural Society.

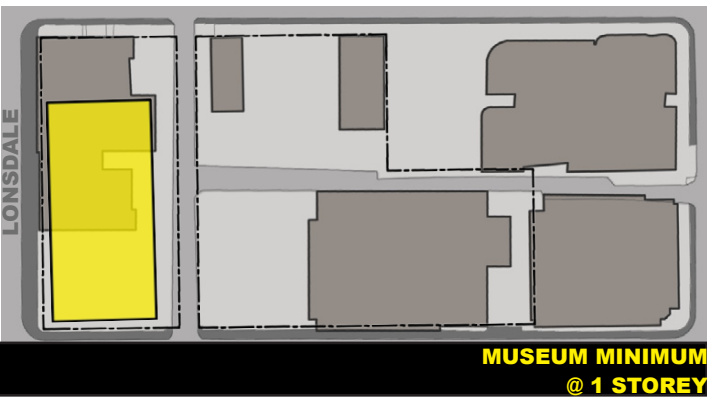
The NV Museum can be easily accommodated in either a podium condition or a standalone facility, and is compatible with high density residential use. As a result, it could take advantage of a density transfer agreement within the redevelopment of this block, to find an economically feasible home here.

This is not a good location for the PH Theatre. Proximity to Centennial Theatre would be a source of competition for Presentation House Theatre, resulting in a potential decrease in revenue.

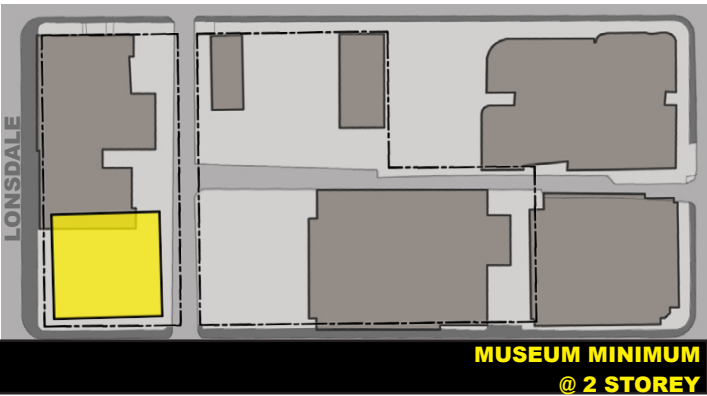
The PH Gallery has already invested considerable time and energy pursuing their relocation in Lower Lonsdale to the waterfront. This site is too far removed from the tourist traffic of the SeaBus Terminal and the visual prominence from the water that are priorities for the PH Gallery.



MUSEUM FOOTPRINT DIAGRAM



MUSEUM FOOTPRINT DIAGRAM



9 - HARRY JEROME SITE

The Harry Jerome Recreation Centre precinct is located along the 100 and 200 block of E 23rd Street just south of the Trans-Canada Highway and adjacent to Lonsdale Avenue. Current facilities on this site include the Harry Jerome Recreation Centre, Mickey McDougal Recreation Centre, Memorial Recreation Centre, Norseman Field, Mickey McDougal Field, Centennial Theatre, Silver Harbour Seniors Centre, the North Vancouver Lawn Bowling Club, a skateboard park and four tennis courts. Aside from Silver Harbour all facilities are owned by the City of North Vancouver.

The City is currently analyzing options for redevelopment of the site. The facilities recommended to date for this redevelopment include:

- A fitness facility
- Two gymnasias
- Recreational arts and crafts studio
- A youth centre
- Seniors centre spaces
- A dance/martial arts floor
- A pre-school program centre
- A studio theatre/rehearsal hall at Centennial Theatre
- A multi-tank pool facility
- Ice Area

The current building and site conditions are being evaluated for adaptive reuse potential of the existing Harry Jerome Recreation Centre facilities. It is possible at this early stage of analysis, that additional cultural facilities may be introduced to this development.

Site Strengths

- Large site area
- Strong potential for ‘walk-by’ patrons
- Opportunities for cross programming
- Opportunities to share facilities
- Caters to local population
- Good vehicle access
- Proximity to public transit
- Potential for parking
- Council support
- Site of civic/regional partnerships
- Proximity to Centennial Theatre
- Proximity to Artists For Kids Gallery

Site Challenges

- Ongoing development discussions
- Topic of political and public debate
- Complex and costly civic project
- Proximity to Centennial Theatre
- Far from waterfront
- No relationship to SeaBus Terminal tourists
- Outside of Lower Lonsdale & cultural neighbourhood
- No views to water



NEIGHBOURHOOD HOUSE SITE
1- TRANSCANADA HIGHWAY 2- CENTENNIAL THEATRE 3- DEDICATED PARK 4- EXISTING HVRC
5- LAWN BOWLING CLUB 6- SILVER HARBOUR

The NV Museum stands to benefit the most from relocation to the Harry Jerome Recreation Centre. Their vision to become a community hub suggests this central location that is easily accessible from all areas of North Vancouver. The opportunity exists for the NV Museum to remain autonomous in its programming and leadership while sharing common space such as lobbies, reception, meeting, and back-of-house areas with a Recreation Centre in order to increase funding and operating options. Located on the TransCanada Highway the site is easily accessible, and the NV Museum would benefit by their proximity to Recreation Centre users.

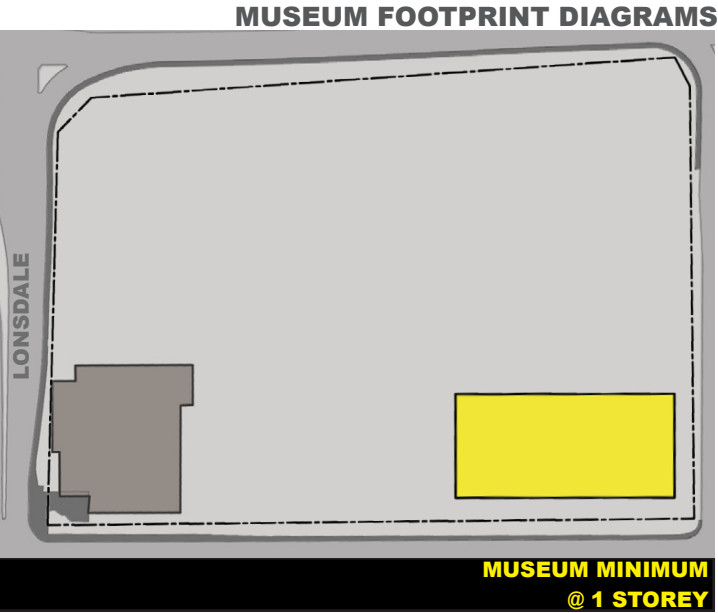
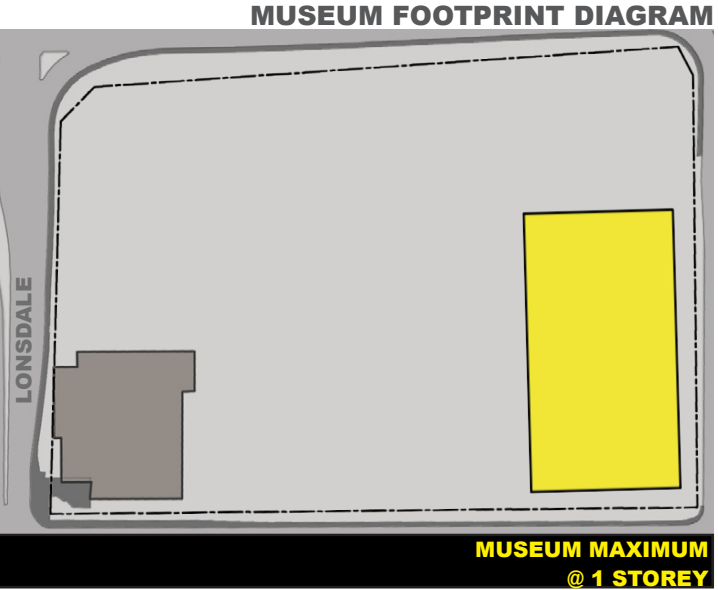
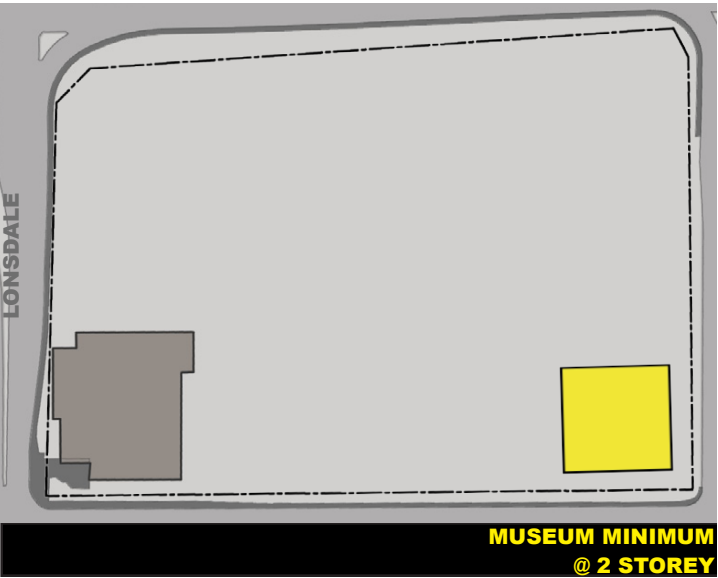
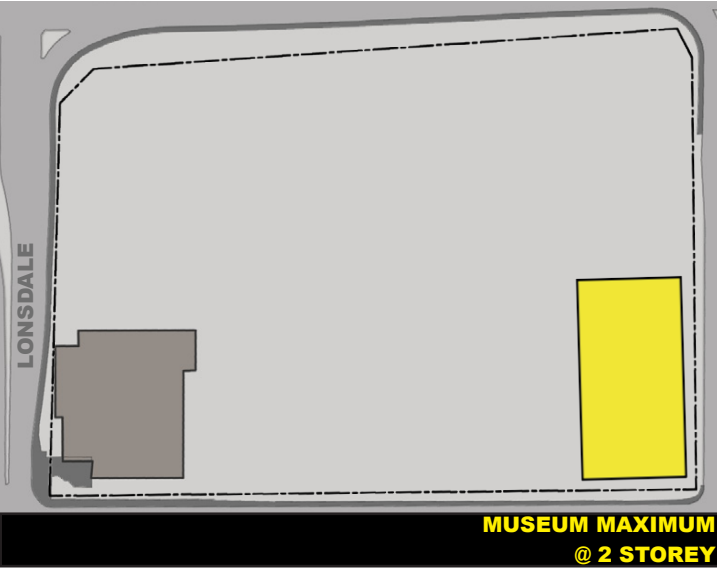
Although the entire site will be developed, the north east corner of Lonsdale Avenue and 22nd Street would give the NV Museum a strong corner presence as the gateway to the Community Recreation Area.

Harry Jerome Site Conclusions

Although any of the three cultural facilities easily fit as part of this development, the NV Museum is the only suitable tenant for this site.

It is not a good location for the Presentation House Theater. Proximity to Centennial Theatre would be a source of competition for the PH Theatre, resulting in a substantial decrease in revenue. The PH Theatre also risks losing its autonomy or, at the very least, the public perception of its autonomy, if placed in a cluster of civic recreational facilities. Confusion about function, leadership and intent of programming would be highly likely at the Harry Jerome site. The incubation potential that the PH Theatre represents to nurture new companies, new artists and new works is better served in Lower Lonsdale in its current location; that location will best meet Cultural Plan goals, precinct enhancement goals and the PH Theatre’s own aspirations.

The PH Gallery has already invested considerable time and energy pursuing their relocation in Lower Lonsdale to the waterfront. This site is too far removed from the tourist traffic of the SeaBus Terminal and the visual prominence from the water that are priorities for the PH Gallery.



Preferred Locations/Relocations

Based on discussions with the current Presentation House tenants and a review of the potential sites, the following have been identified as preferred relocations for their facilities in order of tenant preference. Refer to Appendix for Capital Cost Estimates for the 6 Scenarios outlined below.

PH Gallery

- 1. Carrie Cates Building (Foot of Lonsdale) (Scenario 5, Scenario 6)
- 2. Site 8
- 3. On Presentation House Site in a new building (Scenario 1)
- 4. Site 9, 10, 11, 12

NV Museum

- 1. Harry Jerome Site (Scenario 3)
- 2. Safeway Site (Scenario 4)
- 3. On Presentation House Site in new building
- 4. Neighbourhood House Site

PH Theatre

- 1. On Presentation House Site in a new building. (Scenario 1, Scenario 2)

Given that the needs of the current tenants can only be met through relocation to new facilities, either on the existing Presentation House Site or in new locations, the opportunity exists to expand these facilities to incorporate new co-location partners or participants. The following have been identified as preferred potential partners, in terms of programming and / or sharing facilities as necessary:

PH Gallery

Stand Alone facility preferred; with 1 & 2 as program partners

- 1. Capilano University
- 2. Emily Carr School of Art & Design
- 3. Presentation House Theatre and/or North Vancouver Museum

NV Museum

Shared facility preferred

- 1. Harry Jerome Centre, Centennial Theatre co-location
- 2. Multicultural Association
- 3. Presentation House Theatre
- 4. Neighbourhood House

PH Theatre

Stand alone facility preferred; with direct relationship to 1 & 3, and 2 as program partner

- 1. Artists' Studios/Dirty space in rehabilitated Presentation House Center, potentially self-administered or under Arts Council
- 2. Capilano University Drama and/or media, animation, interactive design programs
- 3. Presentation House Gallery or North Vancouver Museum

Co-location of Existing Presentation House Tenants

While not necessarily the top priority for any of the existing Presentation House tenants, their co-location may be pursued if advantageous for project timelines or budgets. The following sites are considered in terms of their potential to accommodate 2 or more of the tenants.

1. Current site co-location.

Two of the three tenants of Presentation House could co-locate in new and upgraded facilities on the current site. The site is large enough and, in new purpose-built facilities they could each be given the stature and prominence that they desire.

They could not achieve this in the existing building even if were upgraded extensively. However the existing building, converted and upgraded to either its Central School or City Hall footprint and appearance, could function as a much needed cultural space. A rehabilitated Presentation House Arts Center could provide studios, meeting rooms, administrative, shop/conservator and rehearsal space for two tenants and potentially other smaller organizational partners.

2 Former Maritime Centre Site co-location.

Current planning indicates that square footage for commercial use on the waterfront has been maximized and the site will be allocated to a public use. However, the current tenants could not co-locate on the former Maritime Centre site. This waterfront location is looking for a regional visitor destination of considerable stature. The site will be held in trust, for a future cultural player.

3 East of Lonsdale Sites

Sites 9, 10, 11 & 12

The PH Gallery and NV Museum could co-locate on this site. This would create some synergy between these two cultural institutions along with Neighbourhood House and the Multicultural Association. The NV Museum's storage facility would still be located at a nearby warehouse. This location would suit the NV Museum fairly well, but would not give the PH Gallery the pedestrian traffic or the visibility from the waterfront that it desires.

In the case of the PH Theatre, such a move would not create any additional advantage except to place it slightly closer to the hub of activity in Lower Lonsdale. As this site is intended for high density housing, however, such a theatre location would be counterproductive for the neighbours. The late night activity of a theatre cannot be placed in close proximity to or inside a residential complex as an amenity space.

4 Other Lower Lonsdale sites

Site 3b

135 W 1st Street

Site 8

Neighbourhood House Site

Some of these sites are too small and some too valuable for storage, shops, rehearsal space and, potentially, in the case of the theatre, administrative space. Though we are not recommending separation, theatre administration should be attached to shops and rehearsals rather than the audience chamber if they are to be housed separately.

The NV Museum, on the other hand, would want its administration to be adjacent to its exhibition space. The PH Gallery too, with no permanent collection to house, can have its curatorial preparation space and administration on a Lower Lonsdale or waterfront site. It is important to note that the PH Gallery is considering a future that may include a photographic archive. This archive can be housed separately and away from the PH Gallery.

1. The current Presentation House tenants require purpose-built facilities.

The current Presentation House Arts Centre space is too small, poorly equipped and maintained to serve its tenants, their programming or the public. New, purpose-built facilities are required to provide the community of North Vancouver and the region with a professional art gallery, museum and contemporary theatre experience. Presentation House Arts Centre should continue to accommodate its current tenants until all of their new facilities have been completed and occupied.

2. The sites of interest detailed here should be made available for arts and cultural purposes.

Of the 9 sites identified as possible locations for the current Presentation House Tenants, four have been selected as the best options. All of these sites have been identified for their ability to accommodate cultural resources for the creation of a cultural neighbourhood. Any site not used for a tenant organization should be reserved for cultural use.

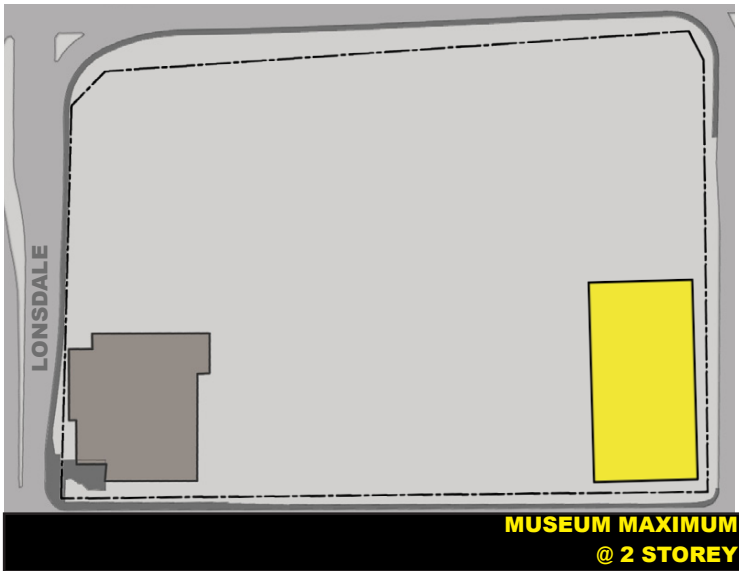
3. Best options for the North Vancouver Museum.

The NV Museum intends to be a community serving facility oriented towards active community participation. Because of their desire to be in close proximity to strong partners, possibly in a shared facility, the best options for their new building are to relocate to Central Lonsdale (Area 3) at the Safeway Site (see diagram to right, *Museum on Safeway Site*) or at the Harry Jerome Site (Area 4). (see diagram to right, *Museum on Harry Jerome Site*)

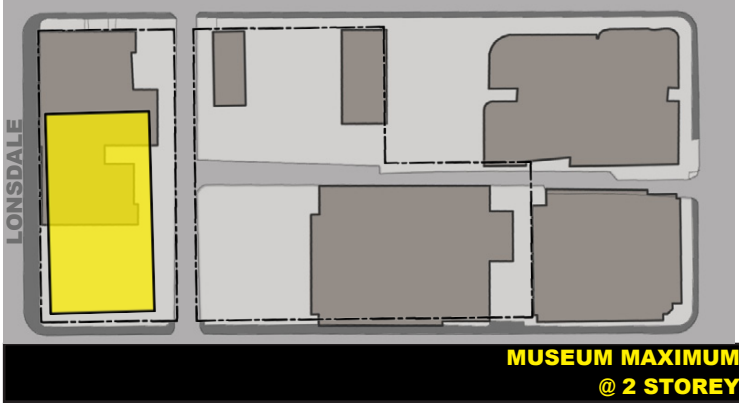
If the NV Museum relocates to the Safeway Site, a new facility can be provided as part of the cultural amenity bonus for new residential towers. The new facility could include leasehold space for the Multicultural Society or amenity space for Neighbourhood House. It could have direct connections to the Library and City Hall.

If the NV Museum relocates to the Harry Jerome Site, a new facility with shared space could be provided as part of the new recreation complex, bringing a second strong cultural anchor to the development. Either option can be a good fit for the NV Museum depending on their redevelopment timeline.

MUSEUM ON HARRY JEROME SITE



MUSEUM ON SAFEWAY SITE



4. Best options for Presentation House Gallery.

As a regional visitor attraction, the PH Gallery would be best sited in a busy commercial area close to pedestrian traffic. Their preference is a stand-alone facility with good views to and from the water. Two strong options exist for the relocation of Presentation House Gallery: a Carrie Cates building conversion at the waterfront (see *THEATRE AND GALLERY OPTIONS, Gallery maximum addition @2 story*, to right) or part of a new arts and culture complex on the Presentation House site. (see *SITE PLAN OF PRESENTATION HOUSE SITE* to right)

If the PH Gallery relocates to the Carrie Cates building, it will provide a strong entry point to a cultural neighbourhood at the waterfront for visitors arriving off the SeaBus or using the Spirit Trail. This option best serves the PH Gallery's desire for an iconic stand-alone structure with high visibility from the water. This option involves negotiations between the City and the current owner of the site and may increase the timeline outside of the PH Gallery's intentions.

If the PH Gallery remains on the Presentation House site in a new facility together with the Theatre and a rehabilitated Presentation House Arts Center building, you effectively have the creation of an Arts and Culture Complex of purpose built facilities. This could produce the visitor draw required for the success of the PH Gallery. Views to and from the water could also be maximized in this location. This site may not be the PH Gallery's first preference, but because it is already City-owned, its timeline may be more attractive for providing a new facility in the next 3 to 5 years. Either option can be a good fit for the PH Gallery.

5. Best option for Presentation House Theatre.

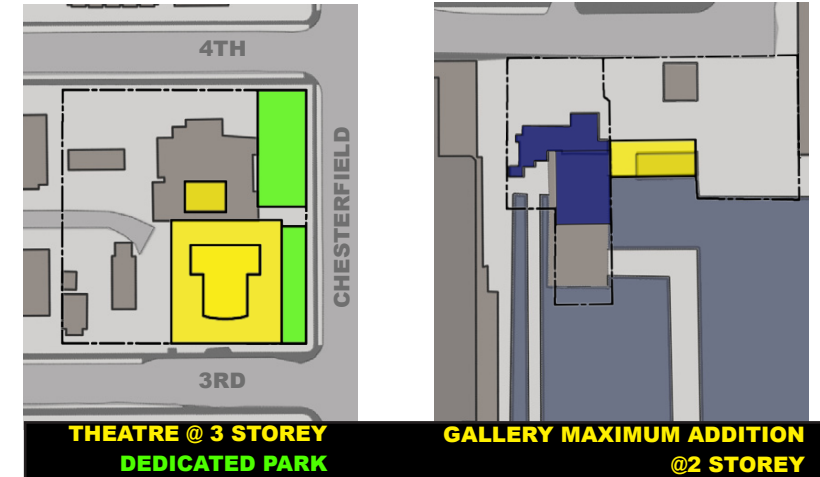
As a regional performance destination, the PH Theatre is best served by its current location at the Presentation House Site. A new facility is necessary adjacent to the existing Presentation House Arts Centre and can take advantage of site conditions and visibility. It is possible for the Theatre to be the only current tenant to remain on the site (see *THEATRE AND GALLERY OPTIONS, theatre @ 3 story*, to right), or it may partner with the Gallery or the North Vancouver Museum as previously mentioned. (see *SITE PLAN OF PRESENTATION HOUSE SITE* to right) Ideally, workshops, rehearsal and studio space could be accommodated here as part of an extended complex.

SITE PLAN OF PRESENTATION HOUSE SITE



- 1- NEW THEATRE 2-ANNE MACDONALD HALL 3- REHEARSAL HALL**
4- NEW GALLERY 5- RELOCATED LANE

THEATRE AND GALLERY OPTIONS



THEATRE @ 3 STOREY
DEDICATED PARK

GALLERY MAXIMUM ADDITION
@2 STOREY

EXISTING BUILDING ON SITE TO BE
OCCUPIED BY GALLERY

