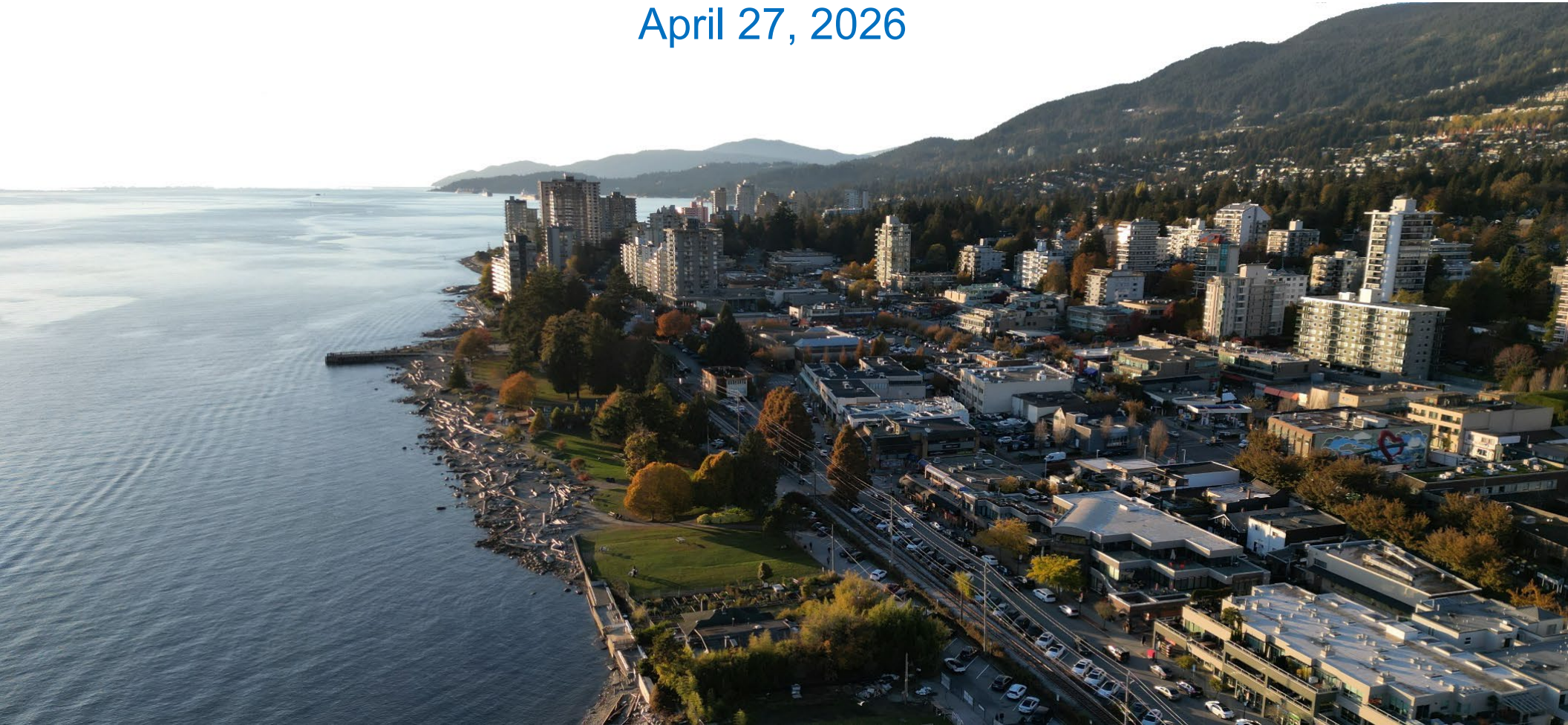


Ambleside Centre Local Area Plan (LAP) Public Hearing

April 27, 2026



Background

The LAP was prepared after a two-year engagement and planning process

May 26, 2025:

- Proposed LAP presented, but not given readings, no Public Hearing set

March 30, 2026:

- Council modified policies for two sites, gave 1st reading, and set Public Hearing

April 7, 2026:

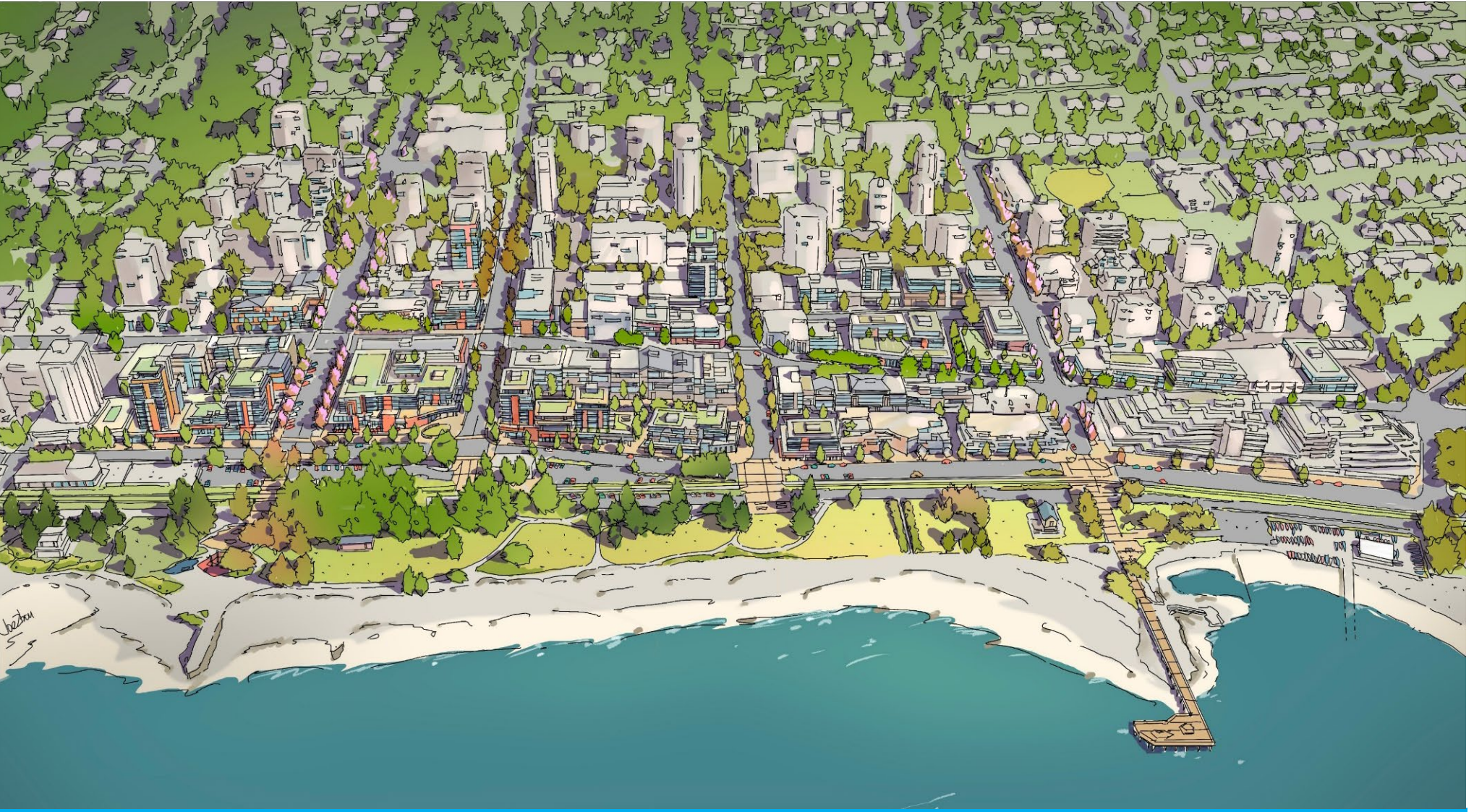
- Provincial Order in Council amended WV's OCP with May 2025 proposed LAP

April 27, 2026:

- Tonight's Public Hearing was scheduled by Council on March 30, 2026
- The subject of this Public Hearing is the LAP as modified by Council on March 30 (i.e. with changes to policies for two sites)

LAP provides a higher-level, long-term vision










It guides future decisions within the context of an overall plan



Animating our main commercial hub

Guiding the retail street experience and creating public spaces



-  **Waterfront:** Street level cafes, restaurants, specialty retail, outdoor seating and patios
-  **Active:** A functional range of businesses that support employer and resident needs (grocery, banks, pharmacies)
-  **Flexible:** Smaller format commercial to support local and emerging businesses
-  **Vibrant lane and pedestrian connections**
-  **Improved waterfront-village connections**
-  **Potential daylit creek**
-  **Bookend arrival plaza**
-  **Waterfront gathering space**
-  **Village gathering space**



Plaza, 18th and Marine, new link to Bellevue



Plaza, 1600 Bellevue, connect to Waterfront



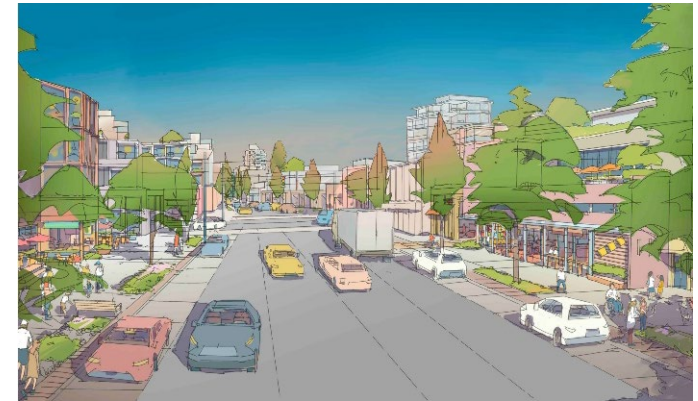
Plaza, 13th and Marine, create sense of arrival



Plaza, 1400 Clyde, new link to Marine, event space

Prioritizing and enabling low-rise regeneration

Low-rise building forms for >80% of sites



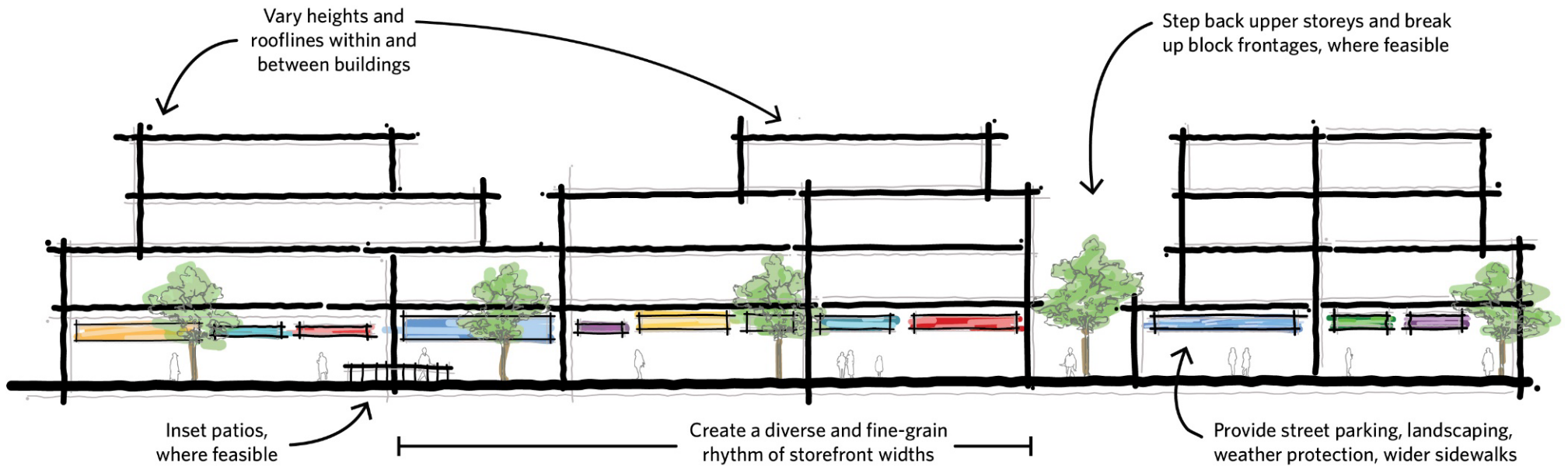
E.g., Low-Rise Marine Drive



E.g., Low-Rise Bellevue Avenue

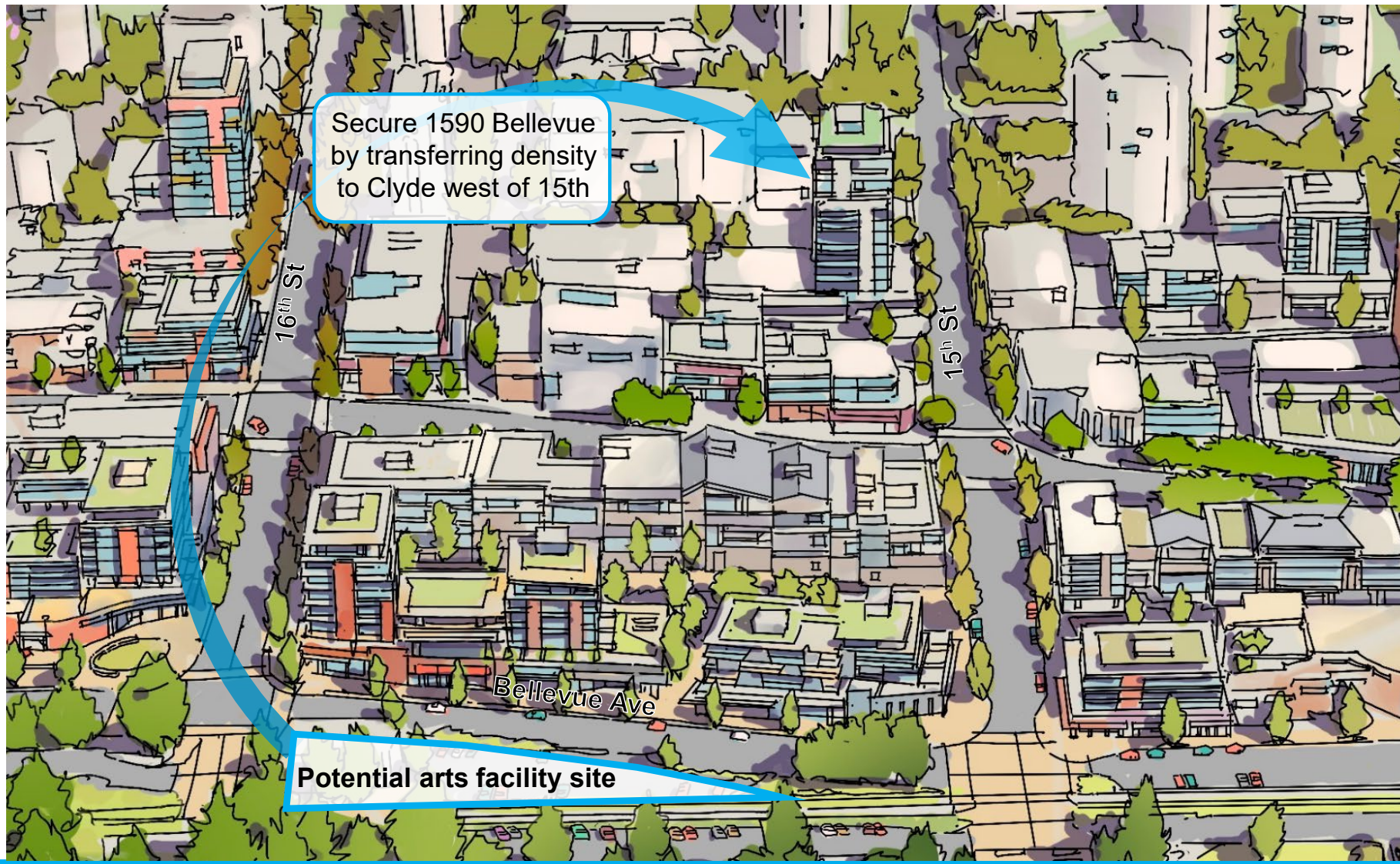
Shaping buildings and framing the street

Design guidelines to avoid monolithic expression and create interest



Providing opportunity for an Arts Facility

A location that would connect the waterfront to the commercial heart



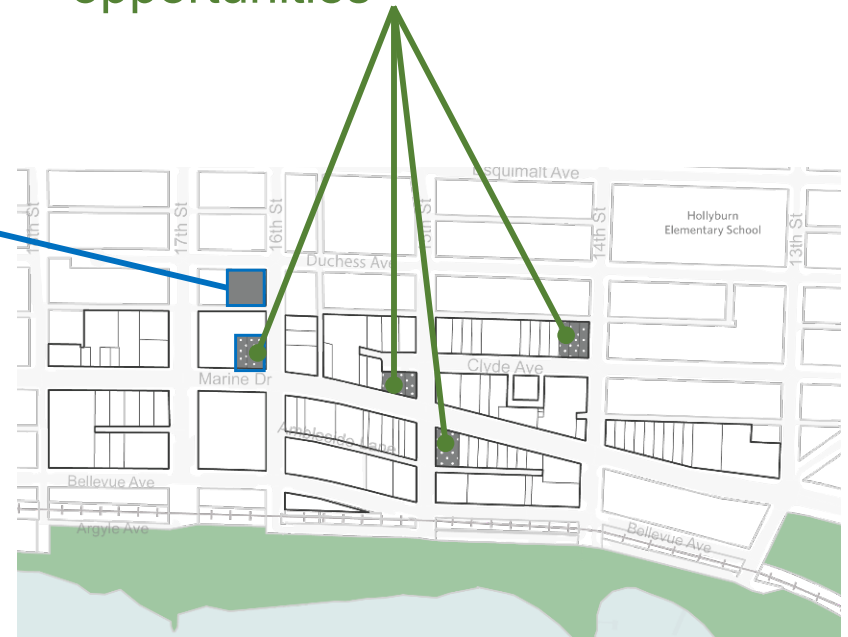
Enabling housing – including rental options

A “living centre” with housing options to support residents and businesses



A larger rental site within the established high-rise area (Duchess and 16th)

And four low-rise rental site opportunities



Responding to Council

March 30, 2026 Council modified policies for 1400 N and 1600 S Marine Dr

Guidance for these two sites reverted to existing “special sites” policy

This policy allows consideration of buildings over four storeys based on:

- Comparison of any proposal to a 4-storey and 1.75 FAR development scheme
- Demonstration of superior design and community benefits from taller forms
- Determination of benefit (e.g., design, public realm, amenities, public parking)

These were the only two sites modified (i.e. other policies remain unchanged)

The subject of tonight’s Public Hearing is the LAP as modified by Council

It is noted that on April 7, 2026 the Province issued an Order in Council

- *Minister of Housing “not satisfied” with the proposed changes for two sites*
- *LAP without the changes to these two sites has been enacted by the Province*
- *Any changes to the now enacted LAP will require “ministerial consent”*



Thank you