

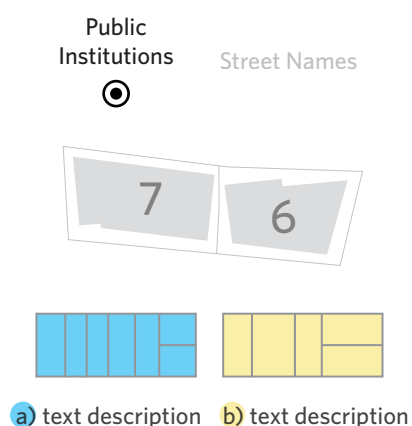
Ambleside Local Area Plan (LAP) Framework

This LAP Framework proposes land uses and building heights to support the next steps in the LAP process. It describes these proposals through a series of 14 maps, as follows:

1. *Confirm Revised LAP Study Area and Approach*
2. *Conduct Local Meetings with Five Single-Detached Neighbourhood Sub-Areas*
3. *Modernize Apartment Area Zoning*
4. *Connect the Apartment Areas*
5. *Include 1500-block South of Fulton Avenue in Apartment Area*
6. *Guide Community Use and Housing Objectives*
7. *Support Aging-in-Place Across the Full Continuum of Existing Seniors Housing*
8. *Enable Limited, Contextually Appropriate Infill within the Apartment Area*
9. *Endorse the Overarching Commercial Strategy*
10. *Strengthen Hollyburn Corner*
11. *Create a Great Pedestrian Experience, Vibrant Retail Streetscapes, and New Gathering Spaces*
12. *Prioritize Low-Rise Regeneration of Ambleside-by-the-Sea*
13. *Activate the Streetscape with Sustainable Development*
14. *Consider Higher Buildings to Deliver Community Benefits and Exceptional Public Realm*

Note: Opportunities for an arts facility within Ambleside are being assessed and will be determined by Council; pending this assessment and determination, no specific location is currently included in this Framework.

How to read each map:



Orientation

Street names and public institutions (e.g. community facilities) are annotated to situate the proposals.

Context

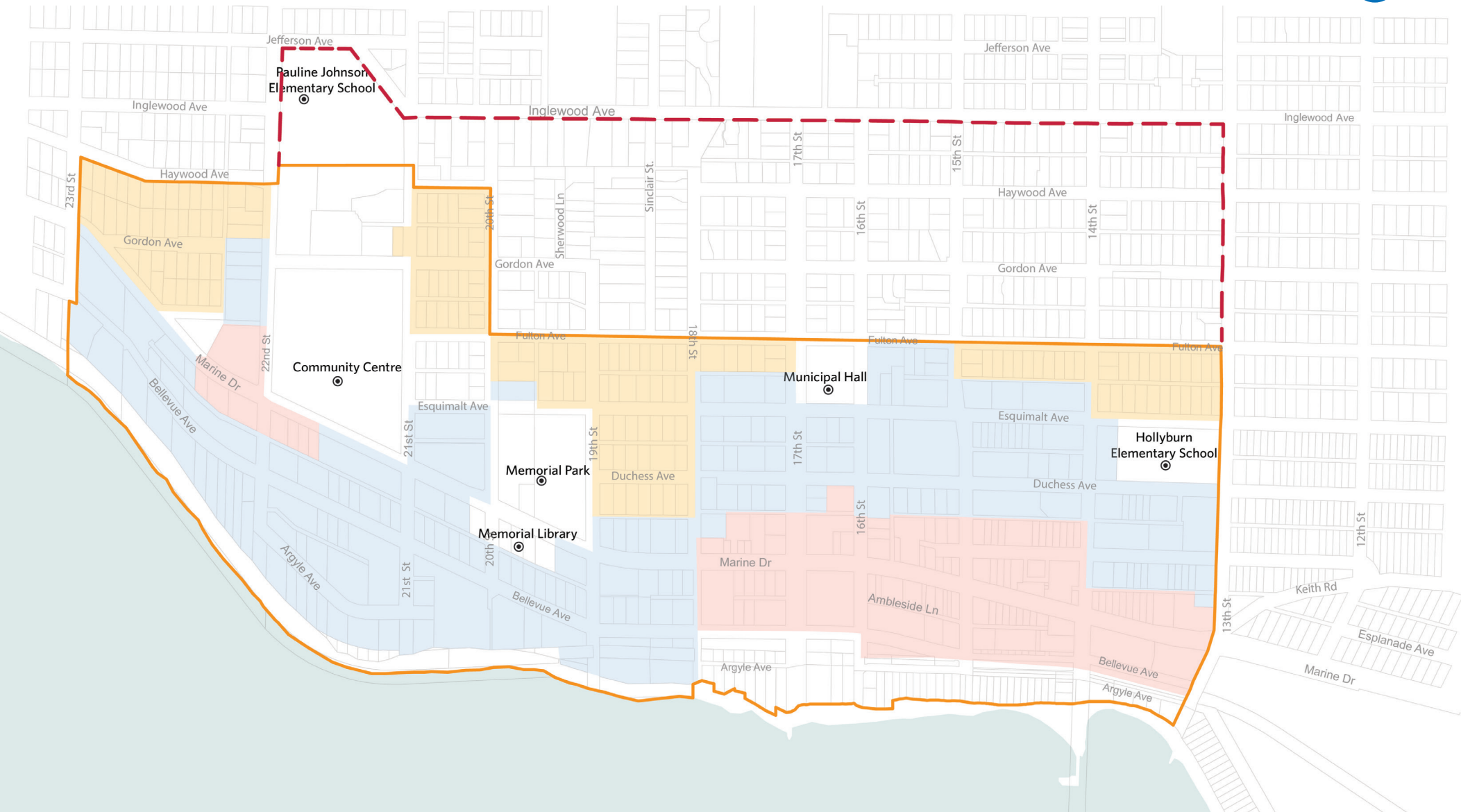
The footprints and heights of existing or approved adjacent apartment buildings are shown to provide scaled context.

Proposals

Parcels are coloured with matching lettered text descriptions to identify the recommendations.

Caveat: Proposed heights in storeys and densities in FAR (floor area ratio) are expressed as “up to”, typically within a range. This is to acknowledge that future design work would be required and does not mean that the maximum proposed height or density would be achieved on any given site.

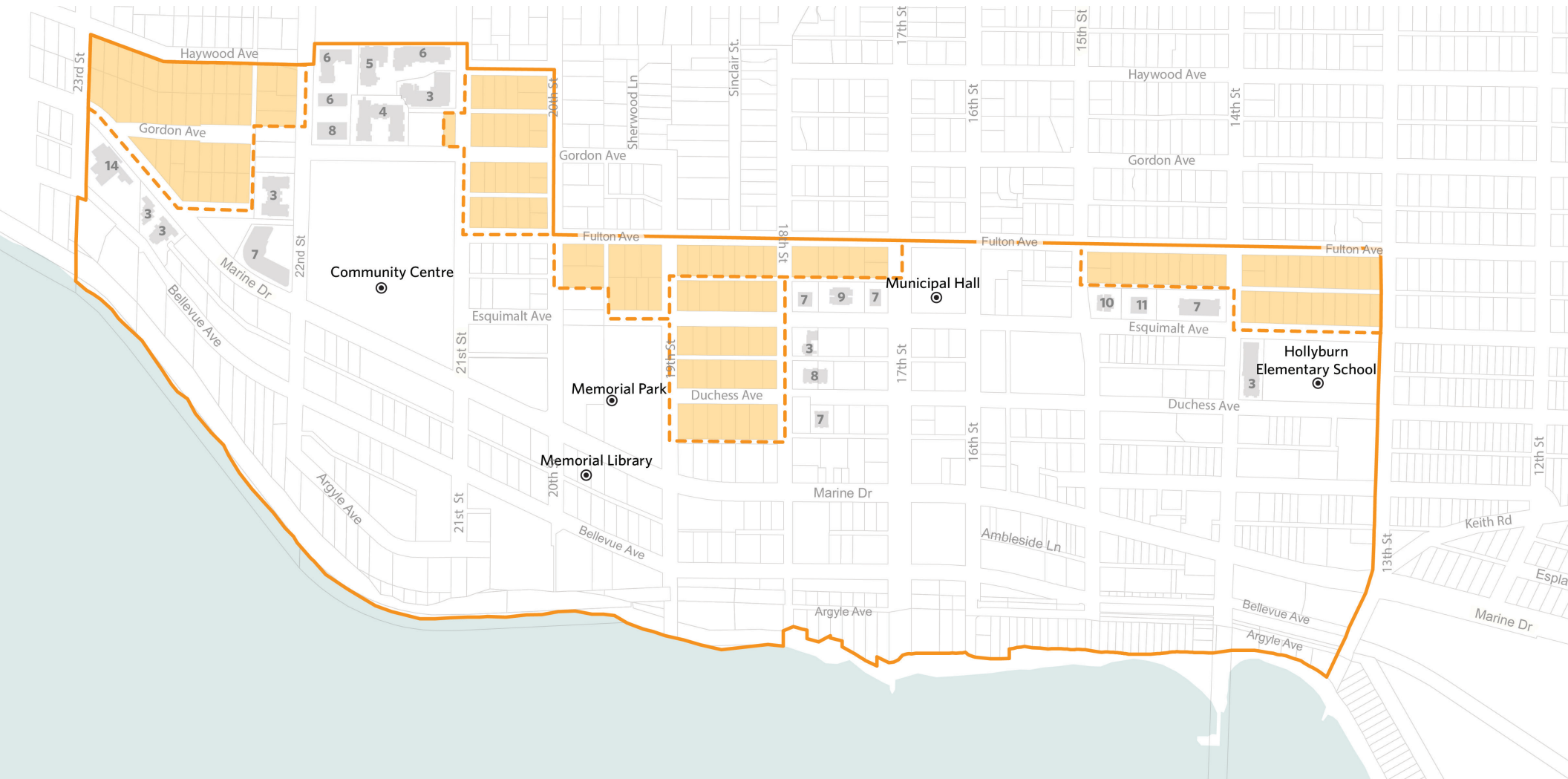
Confirm Revised LAP Study Area and Approach **1**



1 Amend the study area and proceed with the next steps of the LAP as follows:

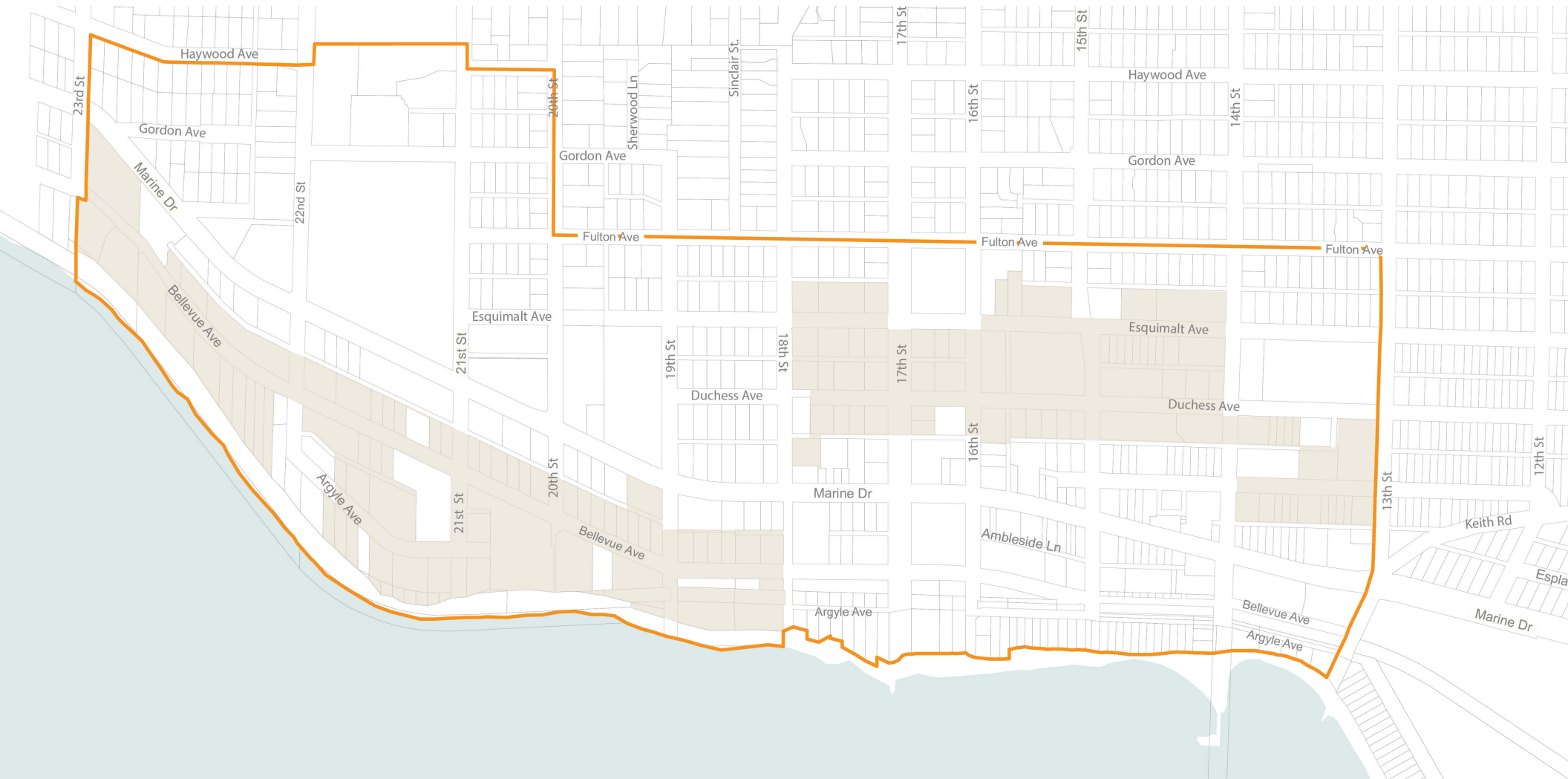
- a) Conduct local meetings to discuss any land use changes within neighbourhood areas (Map 2);
- b) Prepare zoning and OCP bylaw amendments to guide change within apartment areas (Maps 3 to 8); and
- c) Create design illustrations to visualize the regeneration of Hollyburn and Ambleside commercial areas (Maps 9 to 14).

Conduct Local Meetings with Five Single-Detached Neighbourhood Sub-Areas 2



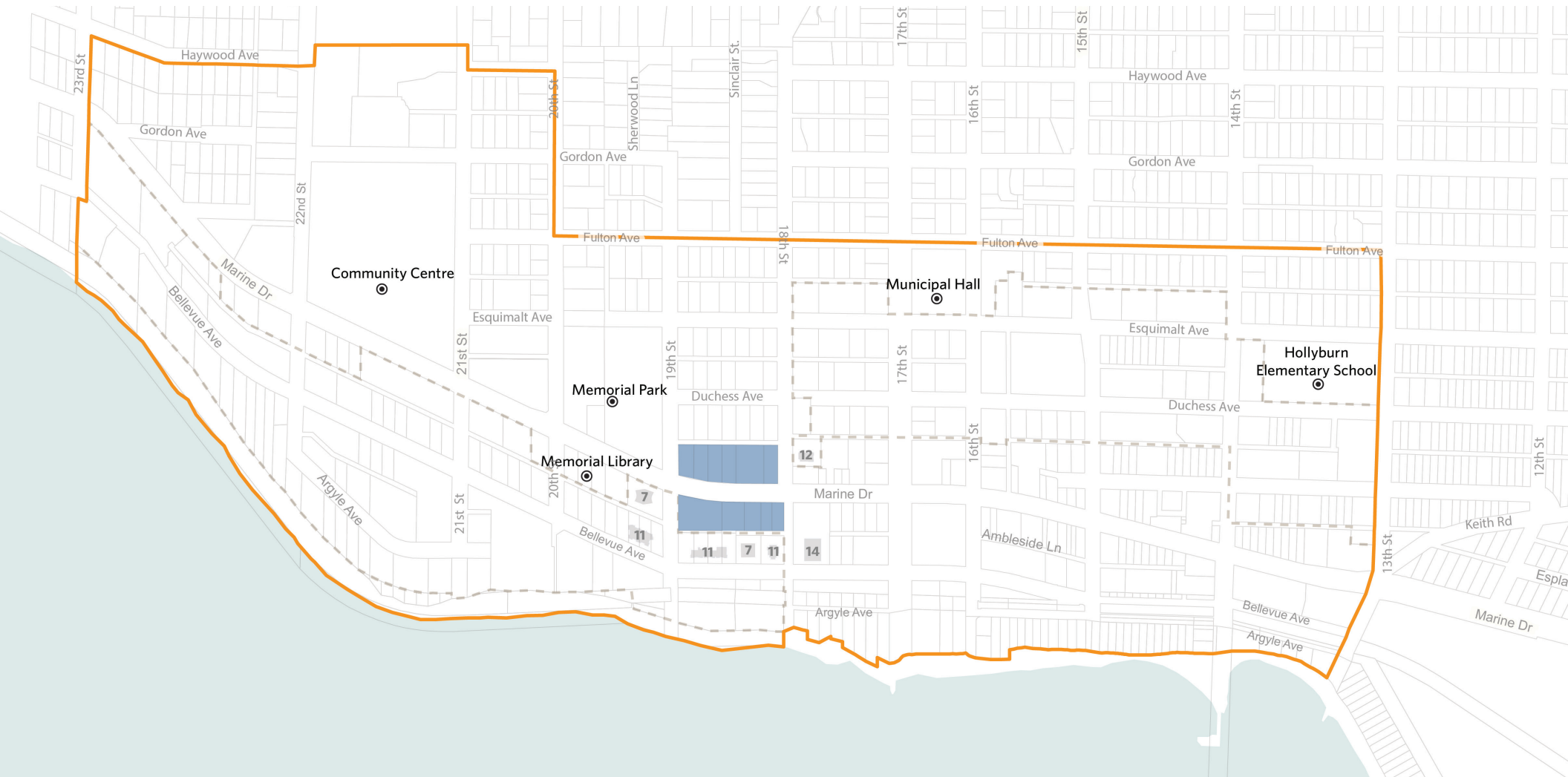
- 2 Assess implications of any provincial directions, once announced, regarding allowed uses in single-detached zones, and then conduct local meetings to discuss options, including:
- a) Status quo (including any implications from provincial direction);
 - b) Infill typologies up to 2-storeys at 0.5-0.8 FAR (e.g. subdivision, stratified coach houses, duplexes, triplexes); and
 - c) Missing middle typologies up to 3-4 storeys at 1.0-1.5 FAR (e.g. multiplexes, row- and townhouses, stacked townhouses).

Modernize Apartment Area Zoning 3



- 3 Amend RM1 and RM2 zones to support existing rental and strata housing as follows:
- a) Increase maximum density from 1.75 FAR to 2.0 FAR, with no change to maximum building height, to facilitate ongoing use of existing buildings (e.g. enable balcony enclosures and amenity room conversions);
 - b) Zone existing purpose-built rental buildings to rental-only tenure at 2.0 FAR, with no change to maximum building height, to prevent the replacement of existing rental with new strata development and the associated displacement of tenants; and
 - c) Consider any subsequent site-specific applications for rezoning to a higher FAR or to change tenure with an evaluation of the proposal's contextual fit and its ability to contribute to the District's Affordable Housing Reserve Fund and/or to include rental units.

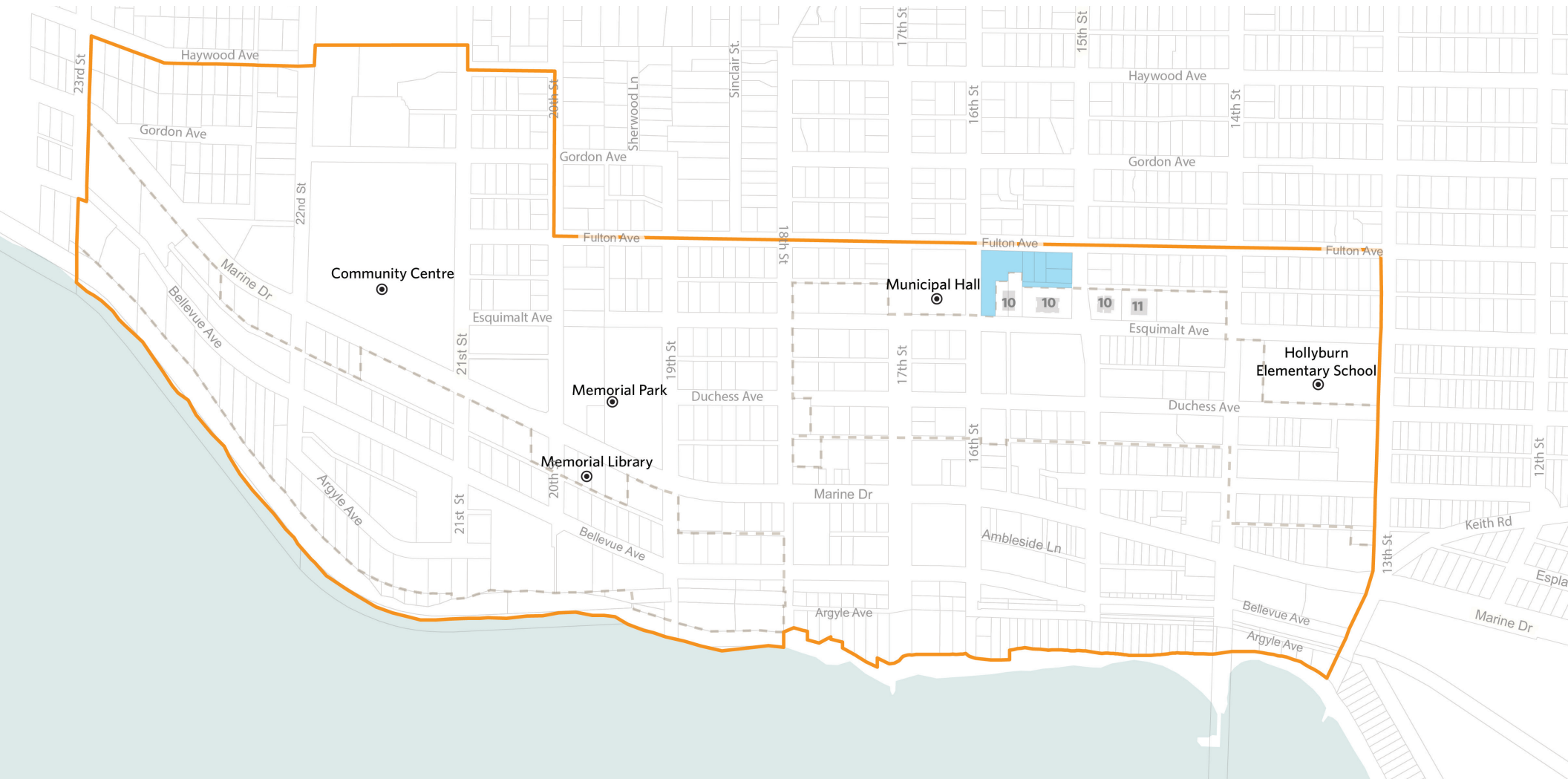
Connect the Apartment Areas **4**



4 Amend the Apartment Area boundary to connect the eastern and western apartment sub-areas and increase housing opportunities adjacent to a more compact Ambleside-by-the-Sea by rezoning for residential-only use on the 1800 block of Marine Drive as follows:

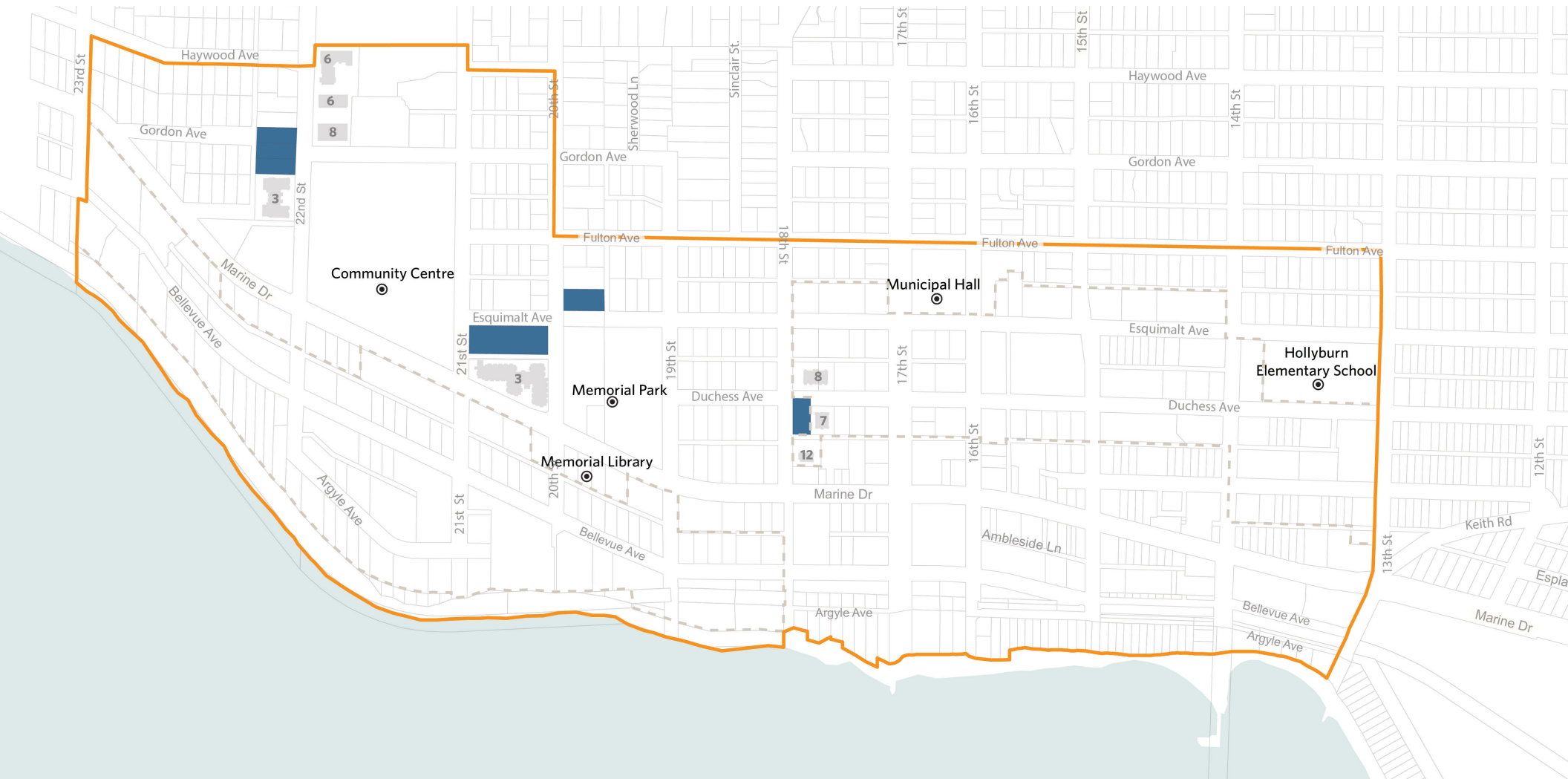
- a) Strata stacked townhouses or apartments up to 4-storeys and 1.7 FAR;
- b) Rent-to-own apartments up to 5-storeys and 2.0 FAR; or
- c) Rental or seniors apartments up to 6-8 storeys and 2.5 FAR.

Include 1500-block South of Fulton Avenue in Apartment Area **5**



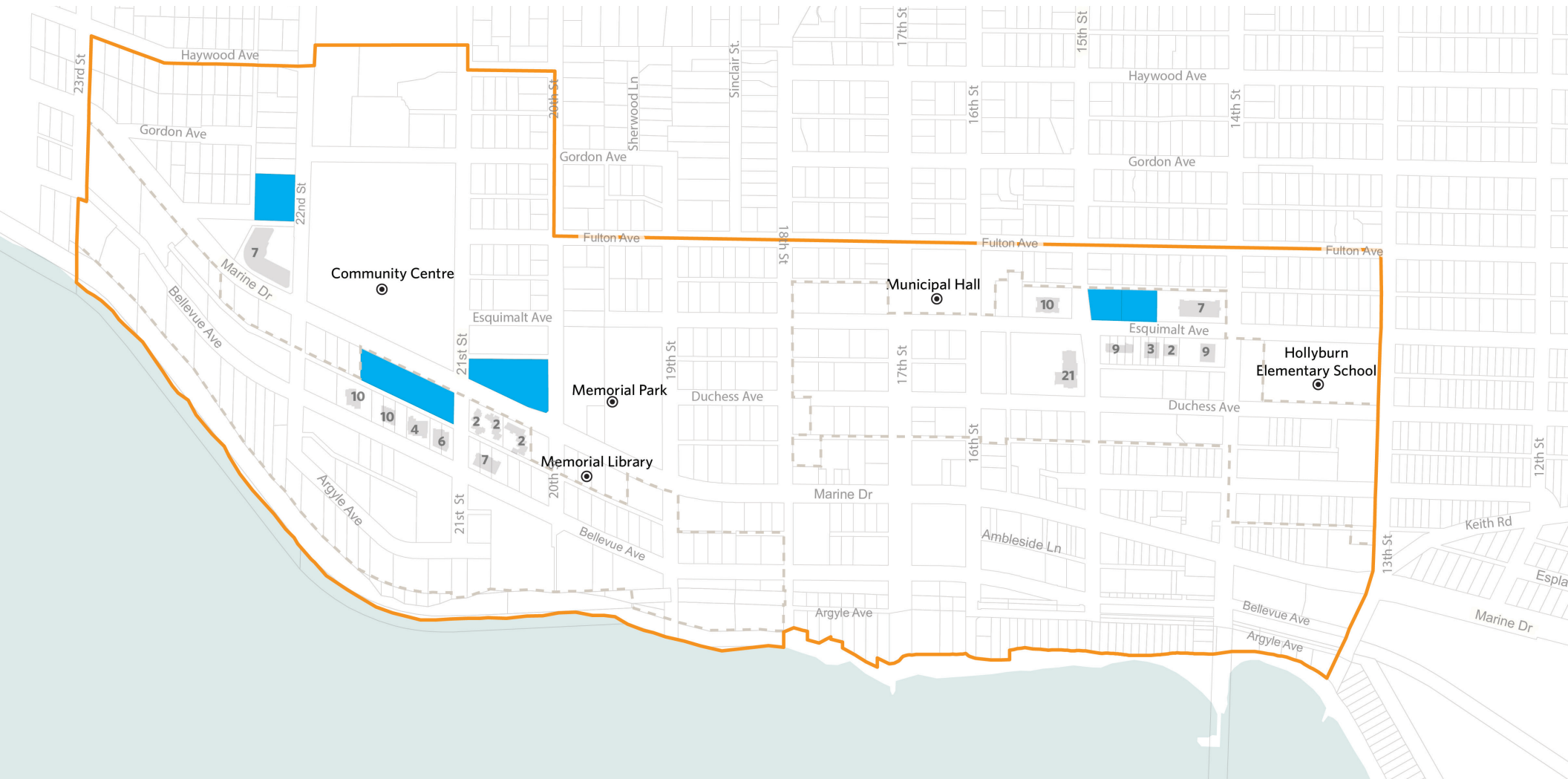
- 5** Guide the implementation of OCP Policy 2.1.21 to “use surplus District-owned lands to increase the availability of more diverse and affordable housing” as follows:
- a) Add the District-owned south face of the 1500-block of Fulton Avenue to the Apartment Area; and
 - b) Enable apartments (e.g. strata, rental, seniors) generally up to 6-8 storeys at 2.5 FAR pending due diligence, legislative requirements, and Council’s determination of the public interest.

Guide Community Use and Housing Objectives 6



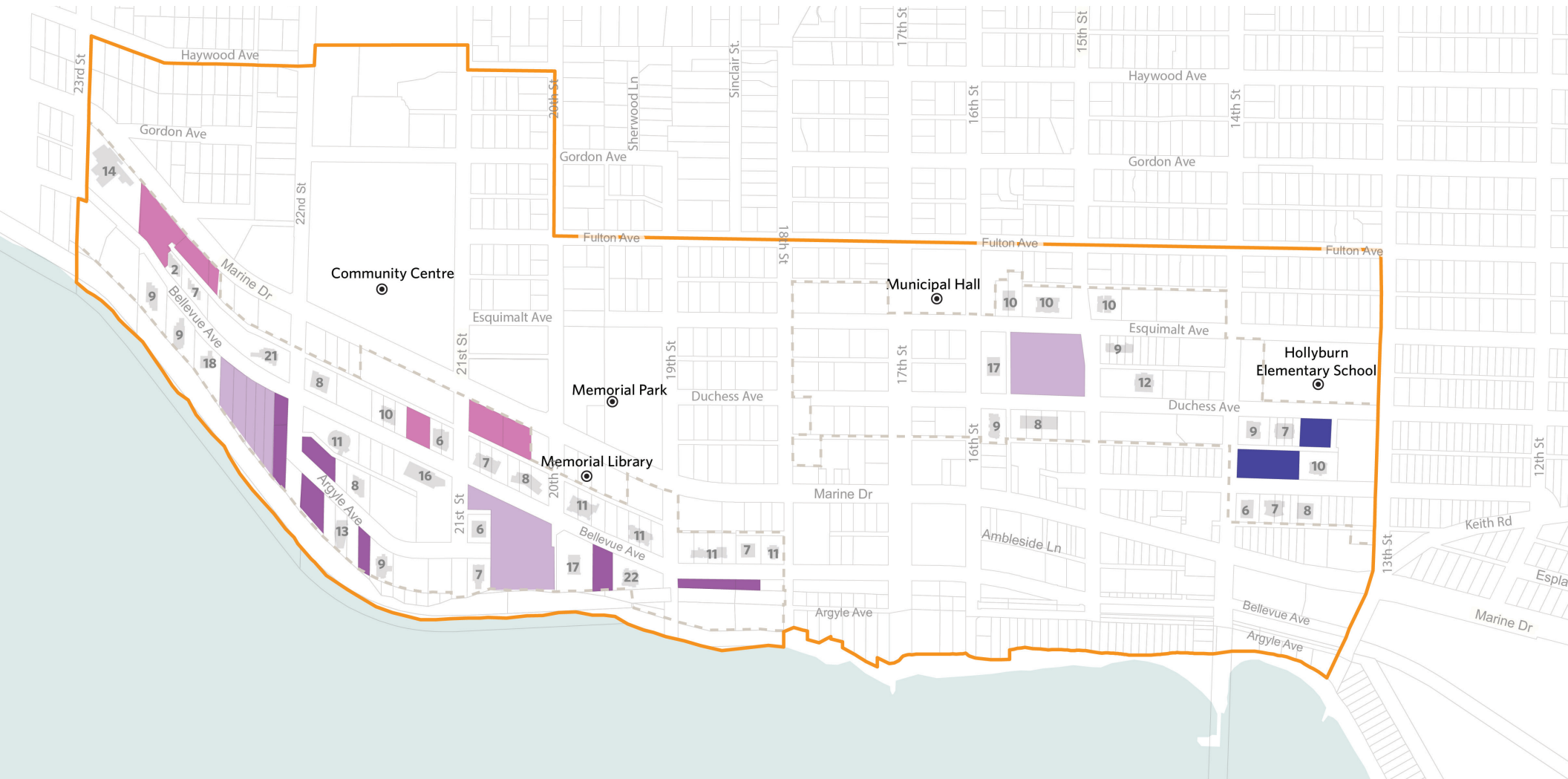
- 6 Guide the implementation of OCP Policy 2.1.6 to “prioritize community use and/or housing objectives when considering redevelopment proposals of institutional, public assembly or community use sites District-wide that provide an existing community or public use function (such as places of worship)” as follows:
- Add existing Public Assembly and Community Use zoned sites to the Apartment Area; and
 - Consider rezoning applications for up to 4-storeys and 1.6 FAR where residential-only, or up to 6 storeys and 2.5 FAR in total where community use, and/or public assembly, and/or inclusion of rental housing is provided.

Support Aging-in-Place Across the Full Continuum of Existing Seniors Housing 7



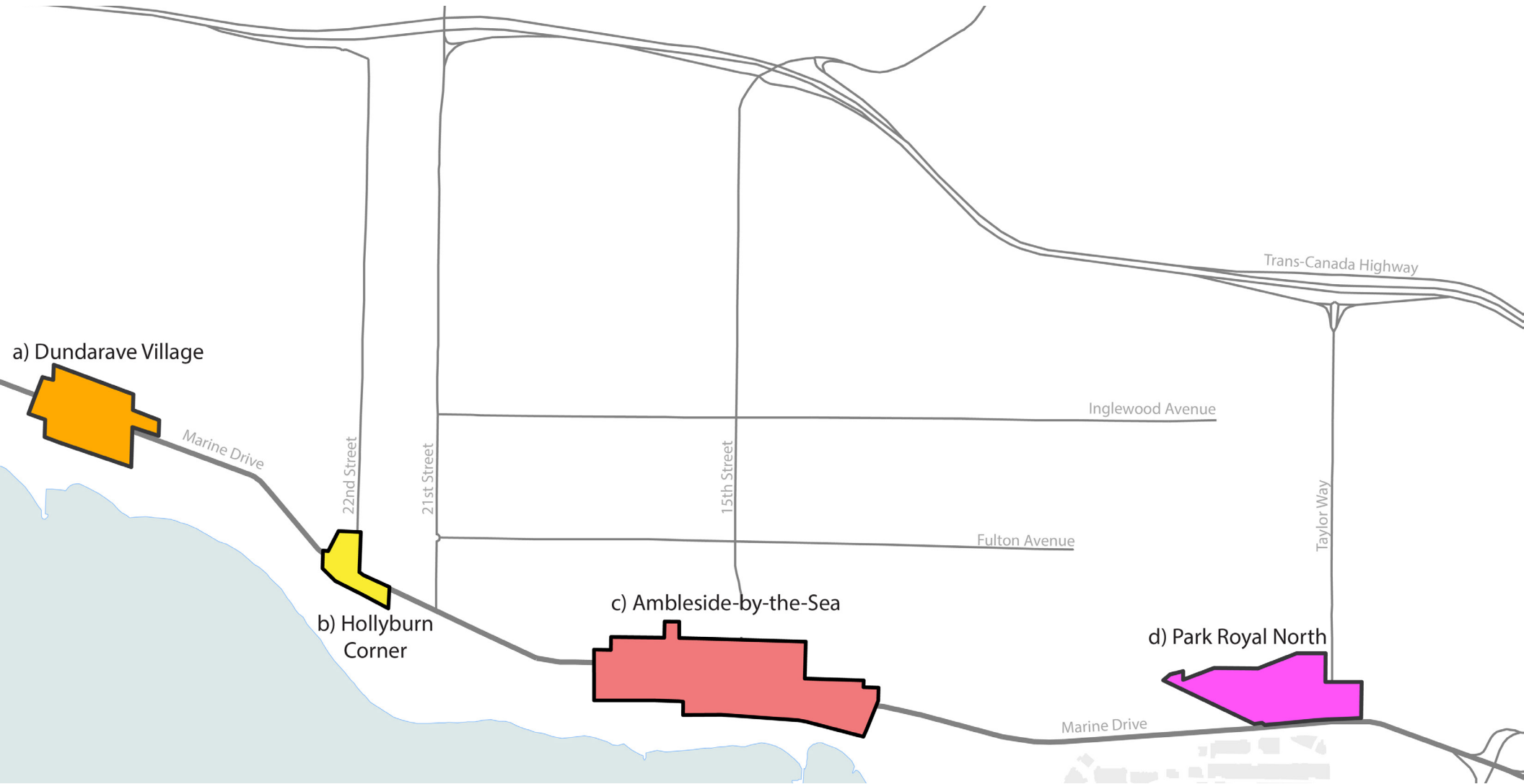
- 7 Respond to the aging demographic by creating capacity for more seniors housing on existing private, non-profit, and senior government age-restricted sites by considering rezoning applications for up to 6-8 storeys and 2.5 FAR.

Enable Limited, Contextually Appropriate Infill within the Apartment Area 8



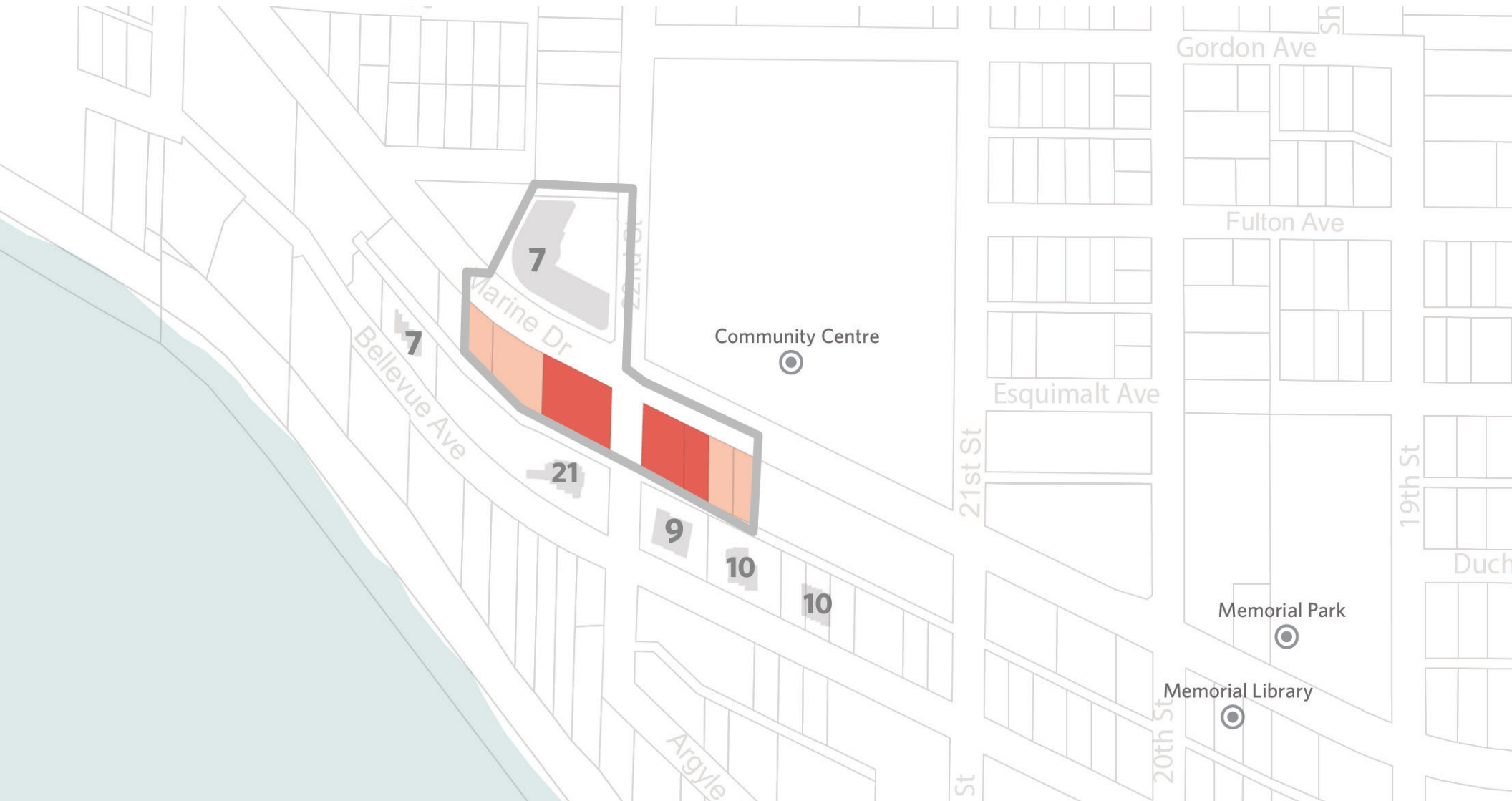
- 8 Consider rezoning applications for housing within the Apartment Area as follows, with appropriate heights for a, b and d to be determined at the application stage based on detailed and contextual review:
- a) Renew 1300-block former land use contract sites per the adjacent/surrounding RM2 zone at 2.0 FAR;
 - b) Support Hollyburn Corner and reflect the western apartment sub-area per the adjacent/surrounding RM2 zone at 2.0 FAR;
 - c) Limit waterfront sites to 3 storeys from the higher of the street or lane and 1.4 FAR; and
 - d) Replace existing surface and above-grade parking on largest rental sites with infill rental up to 3.0 FAR in total on the site.

Endorse the Overarching Commercial Strategy 9



9 Articulate the rhythm of commercial centres and respect their distinct roles and characters as follows:

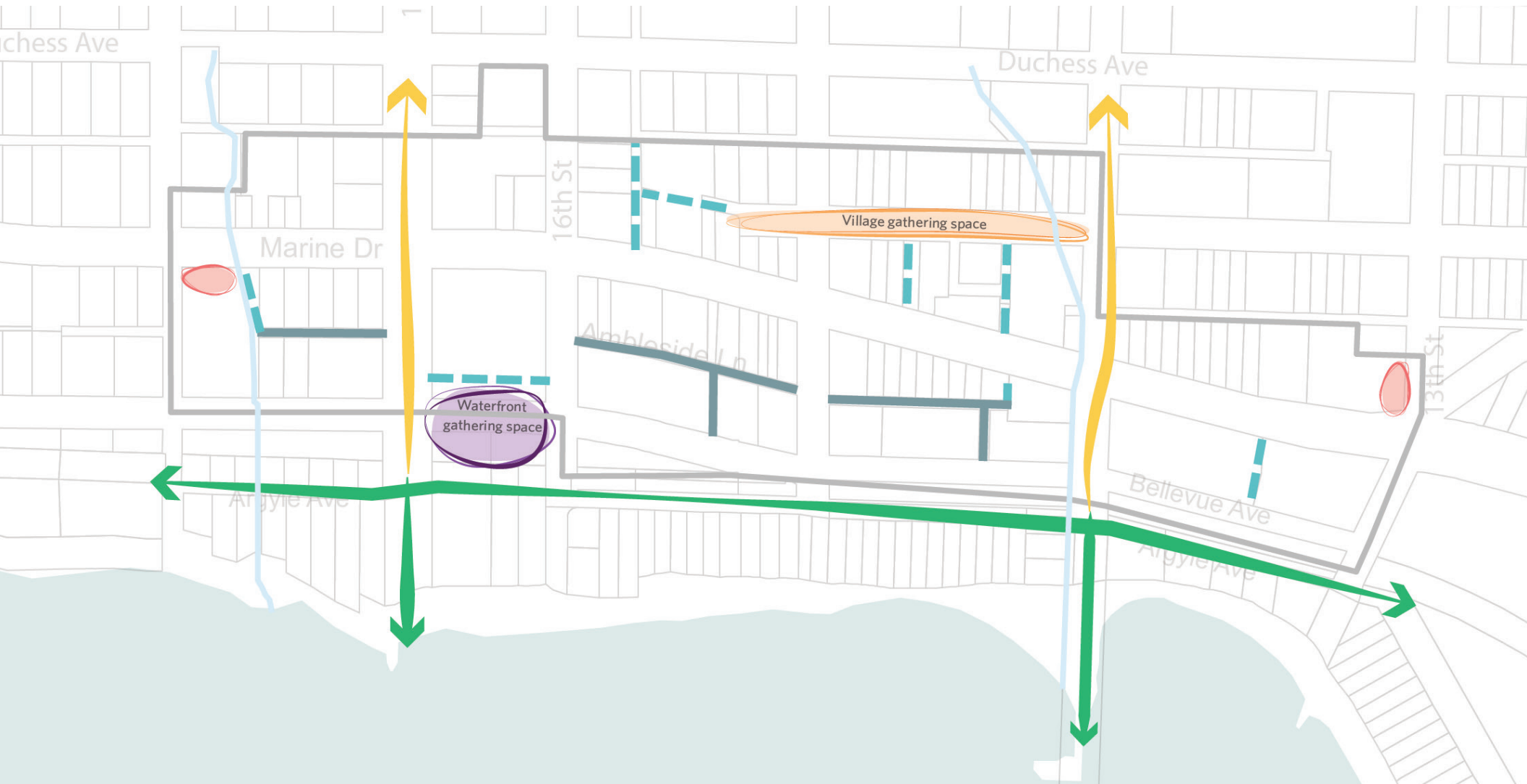
- a) Maintain the existing regulations for Dundarave Village;
- b) Strengthen Hollyburn Corner as a more intentional mixed-use node;
- c) Revitalize a more compact, complete, vibrant, and sustainable Ambleside-by-the-Sea; and
- d) Include Park Royal North in the upcoming Taylor Way Local Area Plan process.









10 Illustrate expanded housing, shops, and services adjacent to the existing western apartment sub-area that would also support the long-term regeneration of the civic site through development contributions as follows:

- a) Accent the 22nd Street corner with strata over office over retail, or rental/seniors over retail, up to 6-8 storeys and 2.5 FAR; and
- b) Articulate the mid-block streetwall with residential over retail up to 4-5 storeys and 2.0 FAR.

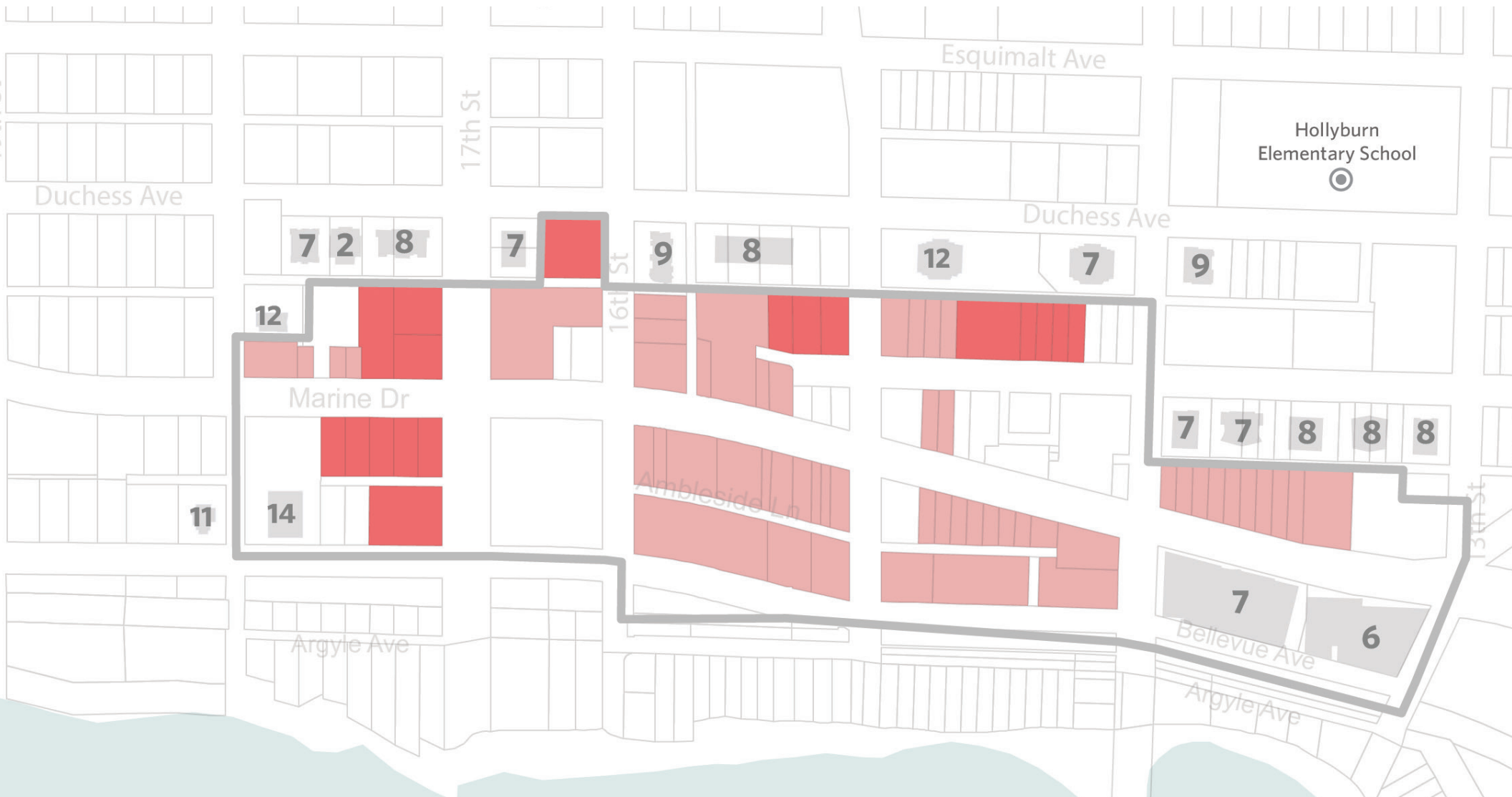
Create a Great Pedestrian Experience, Vibrant Retail Streetscapes, and New Gathering Spaces 11



11 Structure design work and use future development as a means to improve and increase the following public realm concept:

- | | |
|--|---|
| a)  Vibrant lanes/pedestrian connections; | d)  Potential daylight creeks; |
| b)  Gathering spaces; | e)  Festival Street public art and/or landscaping; and |
| c)  Bookend arrival plazas; | f)  Waterfront connections. |

Prioritize Low-Rise Regeneration of Ambleside-by-the-Sea 12



12 Design a commercial precinct that enables low-rise development to support new investment in retail, office, and residential spaces as follows:

- a) Allow mixed-use or commercial-only development at 3-4 storeys and 1.75-2.0 FAR with any combination of commercial and/or residential over retail, without amenity contribution; and
- b) Allow mixed-use or commercial-only development at 5-6 storeys and 2.25-2.50 FAR, including at least one storey of office use, without amenity contribution.

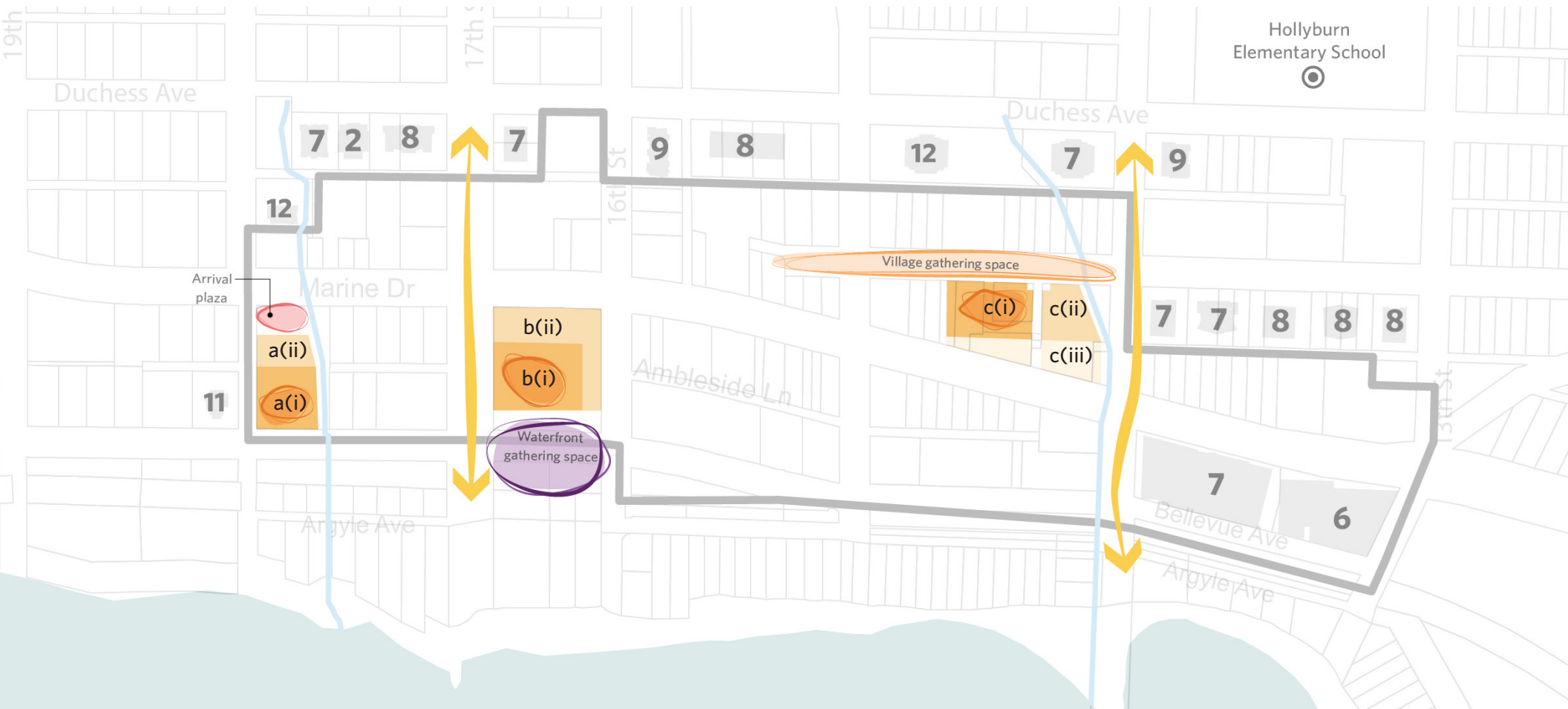
Activate the Streetscape with Sustainable Development 13



13 Guide the evolution of existing gas stations, surface parking, and unused community use sites to contribute to a more complete and vibrant village as follows:

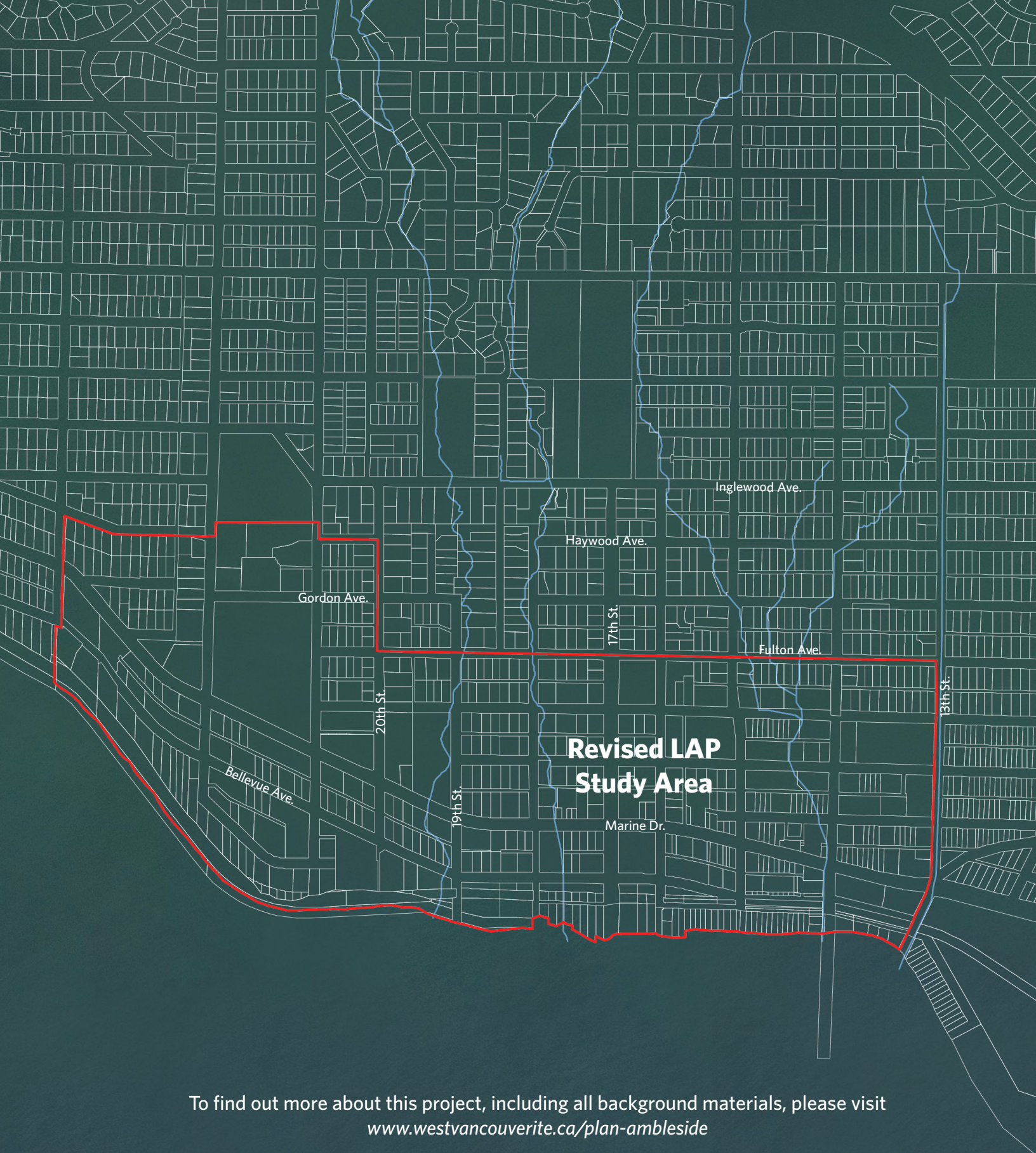
- a) Allow rental apartments and/or office use over retail at 6-8 storeys and 2.5 FAR, or conventional and/or electric vehicle fueling, on gas station (CR5) sites;
- b) Allow rental apartments and/or office use with optional retail use at street level, at 6-8 storeys and 2.5 FAR on the 14th Street at Clyde Avenue surface parking (CR3) site; and
- c) Allow rental apartments and/or office use with optional retail use at street level, and/or strata apartments where new community use and/or publicly accessible parking is provided, at 6-8 storeys and 2.5 FAR on the Masonic Lodge (CU3) site.

Consider Higher Buildings to Deliver Community Benefits and Exceptional Public Realm 14



14 Include the potential for 3.0-3.5 FAR in total and greater height on portions of large sites to avoid single block-length buildings, open new connections and spaces, create variety in forms and uses, provide publicly accessible parking, and contribute community amenities with the approximate massing shown on the map, as follows:

- a) Hollyburn Plaza with the intent to daylight Lawson Creek and create a western arrival plaza along Marine Drive, with building heights (i) up to the existing permitted 180-foot maximum on the southern portion; and (ii) 3-6 storeys on the northern portion;
- b) Fresh St. Market with the intent to create a waterfront gathering space along Bellevue Avenue, enhance the 17th (Festival) Street, and enable the reprovision of a full-service grocery store, with building heights (i) up to 6-10 storeys on the western and southern portions; and (ii) 3-6 storeys on the northern and eastern portions; and
- c) Village Square with the intent to create a village gathering space along Clyde Avenue, daylight Vinson Creek, enhance the 14th (Festival) Street, and punctuate buildings with pedestrian connections, with building heights (i) up to 6-10 storeys on the inside midblock portion; (ii) 4-6 storeys on the inside eastern portion; and (iii) 2-3 storeys on the southern portion.



To find out more about this project, including all background materials, please visit
www.westvancouverite.ca/plan-ambleside

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Planning Department, July 2023.