



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

COUNCIL REPORT

Date:	August 30, 2023
From:	David Hawkins, Senior Manager, Community Planning & Sustainability
Subject:	Ambleside Local Area Plan (LAP): Apartment Area Proposed Zoning and OCP Bylaw Amendments
File:	2520-17

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023” be read a first time.

RECOMMENDATION

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated August 30, 2023, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

RECOMMENDATION

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5266, 2023” be read a first time.

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023” and proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5266, 2023” be presented at a public hearing on October 16, 2023 at 7 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities (Webex video conferencing software), and that notice be given of the scheduled public hearing.

1.0 Purpose

To initiate Zoning and Official Community Plan (OCP) bylaw amendment procedures for the Ambleside apartment areas, attached as **Appendix A** and **Appendix B** to this report.

2.0 Legislation/Bylaw/Policy

On May 31, 2018, the Provincial government amended the *Local Government Act* (LGA) with the Royal Assent of Bill 23, which granted local governments new authority to zone for rental tenure (residential rental tenure zoning). The intent of this new legislation is to give local

governments a greater ability to preserve existing areas of rental housing and increase the supply of rental housing in their communities.

Official Community Plan Bylaw No. 4985, 2018, regulates land use and overall municipal policies and objectives. Zoning Bylaw No. 4662, 2010 regulates development of property and buildings in the District. The LGA requires that a public hearing be held regarding the proposed Zoning and OCP bylaw amendments.

3.0 Council Strategic Objective(s)/Official Community Plan

Council Strategic Plan

Council's 2021-2022 Strategic Plan directed LAP initiation:

Objective 1.5: Initiate a Local Area Plan for Ambleside Town Centre

Official Community Plan

The OCP includes a range of policies to guide LAP preparation for Ambleside. Specific to the bylaw amendments recommended in this report, these include:

- 2.1.6 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) by:
 - a. Providing floor area exemptions to support the continuation, adaptation, expansion or replacement of community use; and
 - b. Considering residential uses that are compatible with the community use and that respond to neighbourhood context and character.
- 2.1.9 Protect buildings, structures and landscapes on the District's Heritage Register by:
 - d. Encouraging protection through bonus density and considering density transfer;
 - e. Considering financial incentives (e.g., the reduction of development fees or charges, tax incentives);
 - g. Securing protection through Heritage Designation Bylaws;
 - h. Supporting restoration through Heritage Revitalization Agreements;

- 2.1.16 Support existing purpose-built rental housing stock and renter households by:
 - a. Prohibiting stratification of existing purpose-built rental buildings with more than four units;
 - b. Enabling additional infill purpose-built rental units through bonus density where there is underutilized site area;
 - d. Enabling full or partial replacement of purpose-built rental units through bonus density, increased height, and available zoning tools during redevelopment of rental apartments;
 - g. Securing market and non-market rental housing units in perpetuity through Housing Agreements and available zoning tools.
- 2.1.17 Secure new purpose-built market and non-market rental, seniors and supportive housing units in appropriate locations close to transit and amenities by:
 - a. Incentivizing new rental units through bonus density, increased height, and available zoning tools;
 - b. Considering cash-in-lieu contributions to the District's Affordable Housing Fund when preferable for meeting the District's housing objectives;
 - e. Securing market and non-market rental housing units in perpetuity through Housing Agreements and available zoning tools.
- 2.1.19 Work with non-profit housing groups and senior levels of government in the maintenance of existing and creation of new non-market rental, seniors or supportive housing, particularly in areas close to transit service.
- 2.1.21 Use surplus District-owned lands to increase the availability of more diverse and affordable housing.
- 21.1.22 Create new regulations prior to 2022 that replace expiring Land Use Contracts, meet community housing needs, and respond to neighbourhood context and character.
- BF-C 4.4 Increase the proportion of residential use, particularly in the periphery of the current commercial area, emphasizing its role as a "living" Village Centre.

4.0 Financial Implications

The proposed administrative amendments may lead to: an incrementally increased residential tax base; off-site improvements from private development; the receipt of Development Cost Charges for District roads,

utilities and parks; and, opportunities for Community Amenity Contributions through rezoning applications.

5.0 Background

5.1 Previous Decisions

At its July 24, 2023 meeting, Council passed a series of resolutions regarding the Ambleside LAP. Specific to Ambleside’s apartment areas, these included:

THAT staff prepare Zoning and Official Community Plan bylaw amendments to guide change for Ambleside’s apartment areas, as shown on maps 3 to 8 in Appendix A attached to the report dated July 14, 2023 from the Senior Manager of Community Planning & Sustainability, for Council’s consideration in Fall 2023.

THAT staff prepare Zoning Bylaw amendments to the RM1 and RM2 zones that apply to the parcels with existing purpose-built rental, as shown on the map attached as Appendix B to the report dated July 14, 2023 from the Senior Manager of Community Planning & Sustainability, to allow a maximum floor area ratio of 2.0 and to limit the form of tenure for all residential units to rental tenure, for Council’s consideration in Fall 2023.

5.2 History

After a review of 32 documents covering 75 years of planning history, staff prepared three high-level, draft LAP options. Staff undertook engagement for the Ambleside LAP in Spring 2023, using the draft options as a tool to facilitate dialogue, gather input, and elicit new ideas.

In July 2023, Council directed staff to proceed with a “three-streamed” approach addressing Ambleside’s single-detached neighbourhood sub-areas (a “local exercise”); commercial areas (a “design exercise”); and apartment areas (an “administrative exercise”). The latter is the subject of this report.

6.0 Analysis

6.1 Discussion

Background & Context

Following the creation of the apartment area in 1958, 69% of Ambleside’s housing stock today is in mid- and high-rise buildings. The apartment area includes a mixture of strata and rental buildings, including the vast majority (~90%) of the District’s purpose-built rental units. Almost three-quarters of these rental units were constructed before 1980 and are now 40-50 years old. These buildings are vulnerable to redevelopment to strata under current zoning, with the associated displacement of tenants and loss of rental housing. Ambleside’s ~3,300 apartment units only account for 23% of its total land area, but the context is largely set, with abrupt transitions (or “zoning cliffs”) on some of the edges, as well as some underutilized

sites within. The majority of sites (78%) within the apartment area are zoned and built to RM1 and RM2 provisions.

Modernizing Zoning Regulations: Proposed RM1 and RM2 Amendments

If approved, these amendments to the Zoning Bylaw would update the RM1 and RM2 zoning regulations within Ambleside in two ways:

- A. An increase to the maximum floor area ratio (FAR) for apartment buildings from 1.75 to 2.00 for Ambleside sites (east of 23rd Street) to provide flexibility (e.g., balcony enclosures, amenity room conversions); and
- B. Zoning for residential rental tenure to protect existing rental by limiting residential use to rental-only on the 30 sites with existing purpose-built rental buildings in these zones (see the maps in **Appendix A**).

Zoning Bylaw amendments are attached as **Appendix A**, with **Appendix C** showing the proposed wording and graphic changes.

Enabling Incremental Change: Proposed OCP Bylaw Amendments

If approved, these amendments would introduce policy to guide subsequent site-specific rezoning applications. Any future rezoning application(s) would follow standard District processes for public notification, staff review, and Council consideration. Approval of the OCP Bylaw amendments proposed through this report would therefore not constitute a rezoning decision and the maximum heights and/or FARs may not be achieved on any given site.

The proposed policies are summarized below and, if approved, would apply to the sites shown on the maps in **Appendix B**:

- A. 1800 block of Marine Drive, to increase housing opportunities including strata (4 storeys, 1.75 FAR), rent-to-own (5 storeys, 2.0 FAR), or rental, seniors, or mixed strata and below-market rental (6-8 storeys, 2.5 FAR).
- B. District-owned lands, south face, 1500 block of Fulton Avenue, to introduce more diverse and affordable housing (6-8 storeys, 2.5 FAR, with tenure and market to be subsequently determined by Council).
- C. Public assembly/community use sites, to provide options for new strata (4 storeys at 1.6 FAR, or 2.0 FAR with public/community use), rental (6 storeys, 2.5 FAR), rental with public/community use and/or strata with below-market rental (6 storeys, 2.75 FAR).
- D. Replacement and expansion of seniors housing on existing age-restricted sites (6-8 storeys, 2.5 FAR).
- E. Limited “infill” sites to “complete” the apartment area (height to be determined through application review) by: renewing former

Land Use Contract sites on the 1300-block, Duchess and Clyde (2.0 FAR), expanded housing close to and supporting Hollyburn Corner (2.0 FAR), waterfront sites (1.4 FAR, limited to 3 storeys from the higher of the street/lane), and infill rental on Ambleside's largest rental sites (3.0 FAR total).

In response to input and discussion at the July 24, 2023 Council meeting – specifically regarding clarifying the relationship between existing mixed-use zoning and residential-only use on the 1800 block of Marine Drive; enabling the inclusion of community use/public assembly *and* rental housing on community use/public assembly lands; tying new housing opportunities to greater affordability; and enabling reinvestment in existing apartment buildings – these proposals include the following modest updates:

- A. 1800 block of Marine Drive
 - i. For strata townhouses or apartments, a maximum FAR of 1.75 (rather than 1.7), consistent with the existing AC2 zoning; and
 - ii. The additional option within the previously proposed maximum (6-8 storeys, 2.5 FAR) of strata apartments where 20% of the residential floor area is used for below-market rental.
- B. Public assembly and community use sites
 - i. To encourage continued public/community use and housing (4 storeys up to 2.0 FAR, rather than 1.6 FAR, where strata; or 6 storeys at 2.75 FAR, rather than 2.5 FAR, where rental), or strata with 20% of the residential floor area used for below-market rental, up to 6 storeys and 2.75 FAR.
- C. Heritage in Ambleside's apartment areas
 - i. To encourage conservation and/or renovation of buildings with heritage merit, policy to support heritage revitalization agreements (HRAs) with infill buildings or transfer of density.

OCP Bylaw amendments are attached as **Appendix B**, with **Appendix D** showing the proposed wording and graphic changes.

Visualizing Ambleside's Apartment Area

Also in response to public and Council discussion at the July 24, 2023 Council meeting, staff have prepared illustrations to show the type of redevelopment that may result from these amendments. Each image shows a different part of the apartment area, situating potential future buildings within the existing context. As previously stated, approval of the proposed OCP amendments would not constitute approval of any given site, which would require: formal application, detailed design, staff review, public input, and Council consideration at the rezoning stage. The following images are illustrative-only and intended to show how the proposed OCP amendments respond to existing scale and built "fabric".

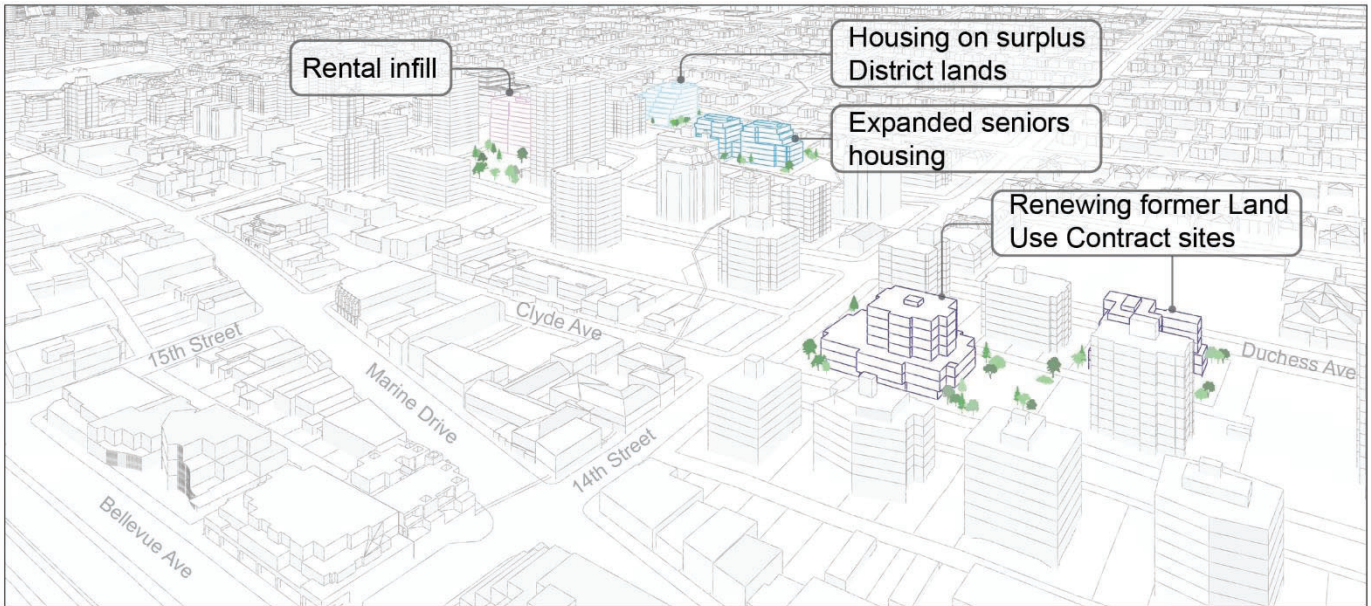


Fig. 1: Looking northwest from 14th Street and Marine Drive
 Existing buildings shown in grey, coloured buildings illustrate: renewal of former Land Use Contract sites at scale of surrounding RM zoning; expanded supply on existing seniors housing sites; use of District lands for housing; and rental infill on large rental site.

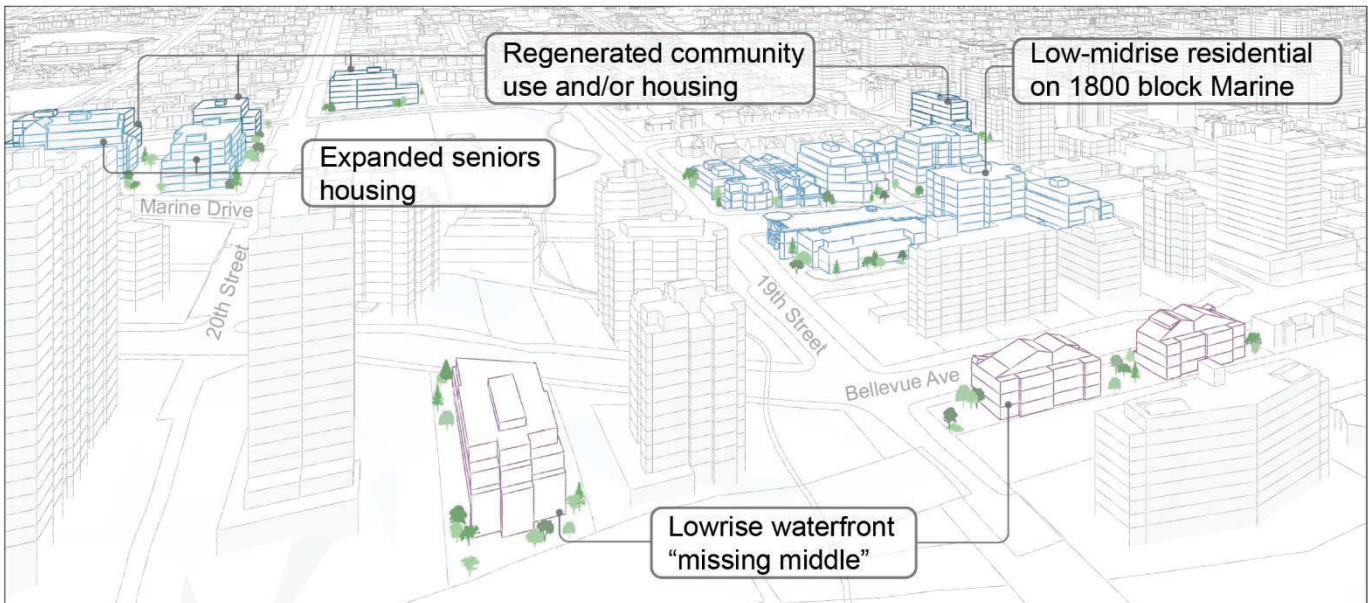


Fig. 2: Looking north from 19th Street and Bellevue Avenue
 Existing buildings shown in grey, coloured buildings illustrate: waterfront sites along Bellevue limited to 3 storey “missing middle”; low-to-midrise residential on 1800 Marine connecting eastern and western apartment areas; expanded supply on existing seniors housing site; and new housing and/or community use on public assembly sites.

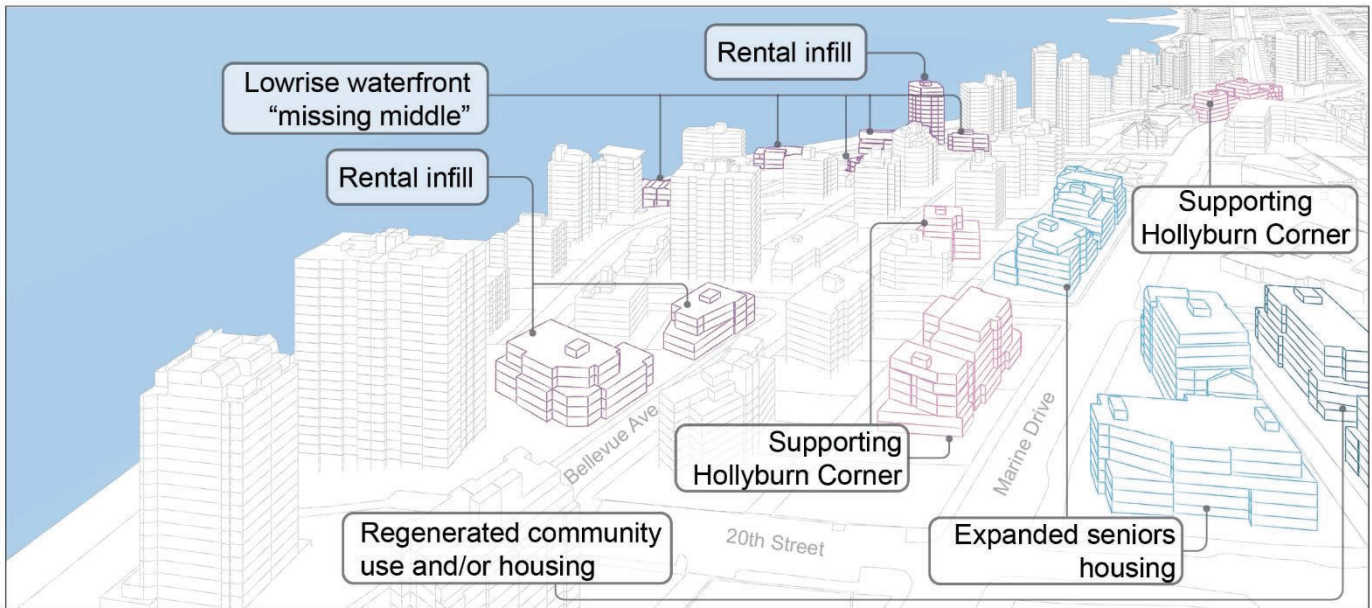


Fig. 3: Looking west from 20th Street and Marine Drive

Existing buildings shown in grey, coloured buildings illustrate: expanded supply on existing seniors housing sites; new housing and/or community use on public assembly site; apartments along Marine Drive at the scale of surrounding RM zoning; rental infill on large rental sites; and waterfront sites along Argyle limited to 3 storey “missing middle”.

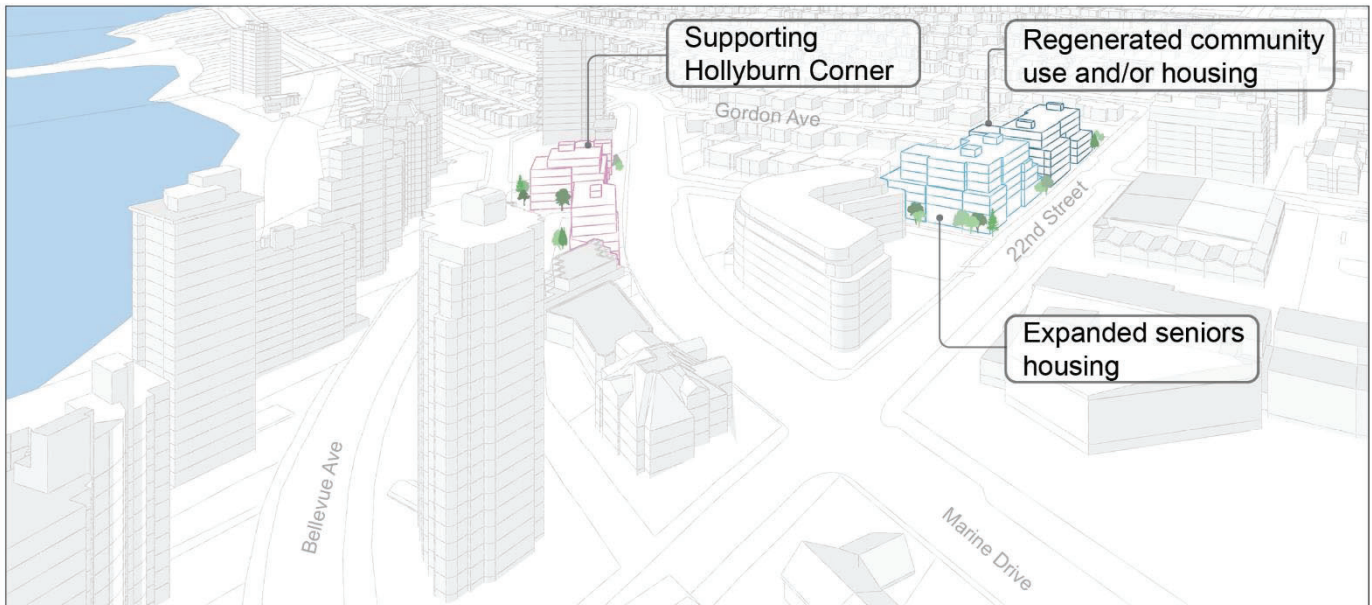


Fig. 4: Looking northwest from 22nd Street and Bellevue Avenue

Existing buildings shown in grey, coloured buildings illustrate: expanded supply on existing seniors housing site; apartments along the Marine corridor at the scale of surrounding RM zoning; and new housing and/or community use on public assembly site – all around Hollyburn Corner and the civic centre site.

6.2 Climate Change & Sustainability

Contextual change in Ambleside’s apartment areas, as enabled through the proposed bylaw amendments, would support a neighbourhood-specific response to the District’s environmental, social and economic sustainability objectives. New buildings would meet the District’s leading energy performance standards, locating new homes for multiple demographics close to shops, services, public facilities, jobs, and transit.

6.3 Public Engagement and Outreach

In total, staff have heard from ~640 voices through LAP engagement to date, generating over 3,600 comments and ideas from stakeholder workshops, District committees, “pop-ups”, youth workshops, community workshops, and phone and email correspondence.

A complete engagement summary was provided to Council at its July 24, 2023 meeting, which is published online along with a full transcript of Ambleside LAP feedback: <https://www.westvancouverite.ca/plan-ambleside>

6.4 Other Communication, Consultation, and Research

As noted in this report, staff have considered feedback and discussion ensuing from the July 24, 2023 Council meeting, and have responded with modest updates to the proposed bylaw amendments. As also noted, approval of the proposed OCP Bylaw amendments does not constitute a rezoning decision. Future site-specific rezoning application(s) would follow standard District processes, including a public hearing.

7.0 Options

7.1 Recommended Option

That Council give reading(s) to the proposed Zoning and OCP amendment bylaws and set the date for a public hearing.

7.2 Considered Options

- a) Give reading(s) to the proposed amendment bylaws and set an alternative date (to be specified) for a public hearing;
- b) Defer consideration pending the receipt of additional information (to be specified);
- c) Provide alternative direction (to be specified); or
- d) Reject the proposed bylaw amendments.

8.0 Conclusion

The proposed amendments to the Zoning and OCP bylaws, if approved, would modernize regulations for strata and rental buildings in the RM1 and RM2 zones, and guide incremental change in Ambleside's apartment areas through local OCP policy. Consistent with Council's direction at its July 24, 2023 meeting, staff have prepared these bylaw amendments and now recommend the process for their consideration commence.

Author: 

David Hawkins, Senior Manager, Community Planning & Sustainability

- A. Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023
- B. Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5266, 2023
- C. Zoning Bylaw No. 4662, 2010: Proposed Changes
- D. Official Community Plan Bylaw No. 4985, 2018: Proposed Changes



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5264, 2023**

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023

A bylaw to update regulations and definitions relating to residential rental tenure in the RM1 and RM2 zones.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5028, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, and 5223.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for additional flexibility for strata and rental apartment buildings in the RM1 and RM2 zones, and to require residential rental tenure for dwelling units on select sites in those zones;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5264, 2023.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amendment of Regulations

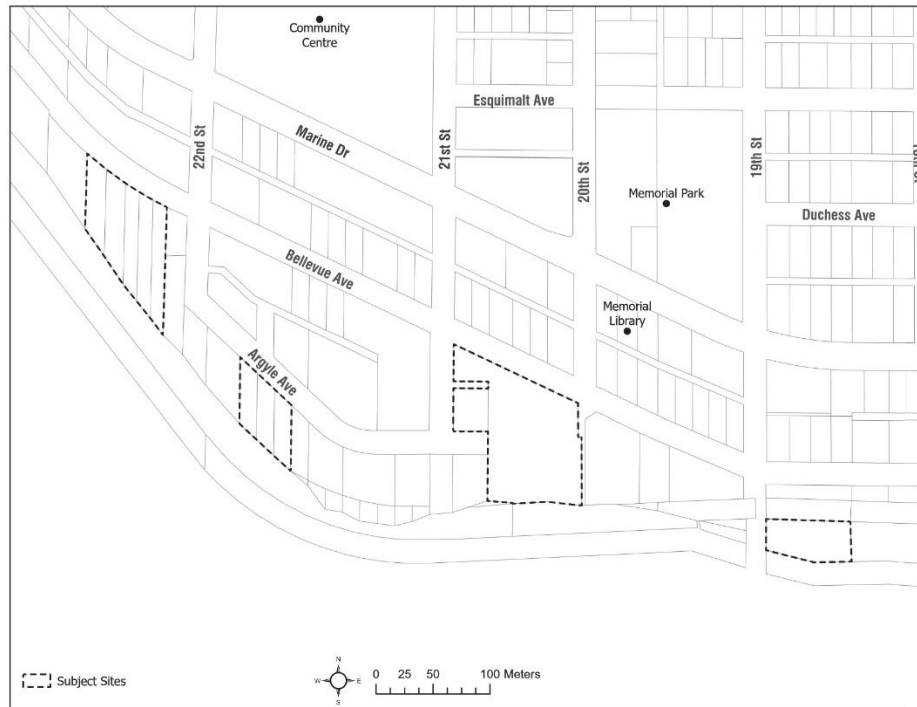
3.1 Zoning Bylaw No. 4662, 2010, Section 110 (Definitions) is amended by deleting the definition for “Residential Rental Tenure” in its entirety and replacing it with the following:

means occupancy of a dwelling unit by one or more tenants pursuant to a tenancy agreement, and not occupied by an owner of the dwelling unit.

3.2 Zoning Bylaw No. 4662, 2010, Section 300 (Multiple Dwelling Zones) is amended by:

3.2.1 Adding a new section 301.02 (3):

All dwelling units on the sites indicated in the map below are limited to residential rental tenure:

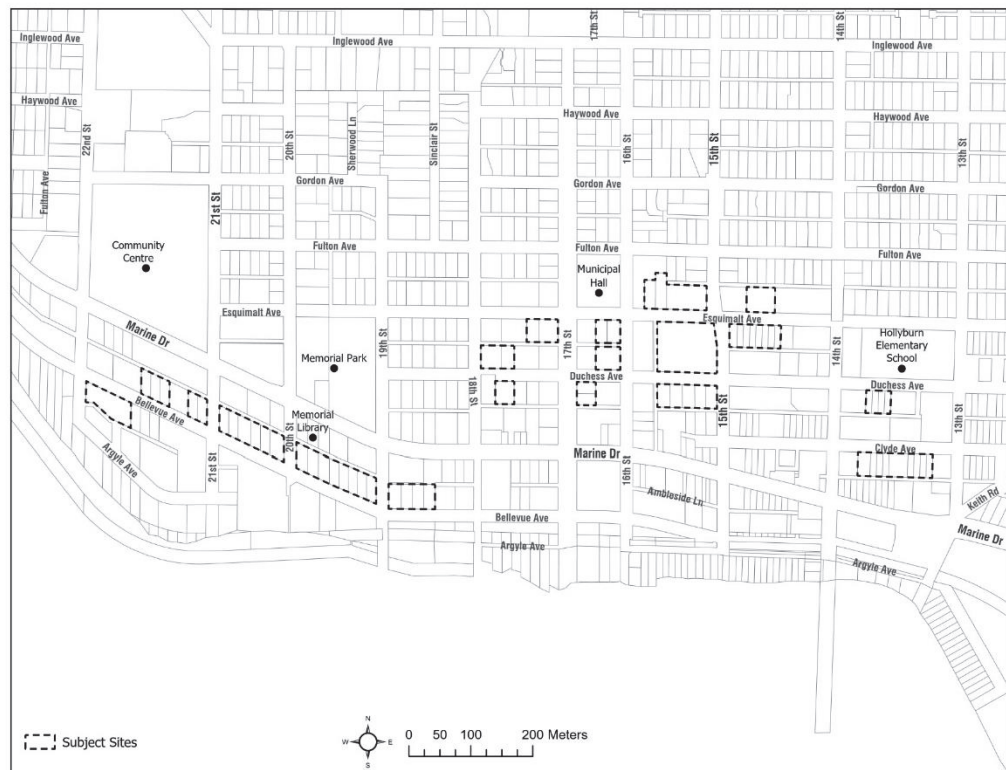


3.2.2 Deleting section 301.05 (Floor Area Ratio) and replacing it with the following:

- (1) Apartment building - 2.0 maximum, except:
 - (a) For sites located west of 23rd Street, the floor area ratio must not exceed 1.75 maximum.

3.2.3 Adding a new section 302.02 (3):

All dwelling units on the sites indicated in the map below are limited to residential rental tenure:



3.2.4 Deleting section 302.05 (1) and replacing it with the following:

Apartment building – 2.0 maximum

READ A FIRST TIME on

READ A SECOND TIME on

READ A THIRD TIME on

ADOPTED by the Council on

Mayor

Corporate Officer



District of West Vancouver

**Official Community Plan
Bylaw No. 4985, 2018
Amendment Bylaw No. 5266, 2023**

Effective Date:

District of West Vancouver

**Official Community Plan
Bylaw No. 4985, 2018
Amendment Bylaw No. 5266, 2023**

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District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018 Amendment Bylaw No. 5266, 2023

A bylaw to amend Official Community Plan Bylaw No. 4985, 2018 to update policies and guidelines for the Ambleside Apartment Area.

Previous amendments: Amendment bylaws 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120, 5135, 5128, 5172, 5321 and 5222.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for additional, context-specific opportunities for new strata, rental, and seniors housing in Ambleside's apartment area;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5266, 2023.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amendment of Regulations

- 3.1 Official Community Plan Bylaw No. 4985, 2018, Schedule ii Area-Specific Policies & Guidelines is amended by deleting BF-B 4 Ambleside

Apartment Area in its entirety and inserting in its place Policies & Guidelines BF-B 4 Ambleside Apartment Area, attached as Schedule A.

Schedules

Schedule A – Policies & Guidelines BF-B 4 Ambleside Apartment Area

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on

ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on

Mayor

Corporate Officer

Schedule A – Policies & Guidelines BF-B 4 Ambleside Apartment Area

POLICIES & GUIDELINES BF-B 4 AMBLESIDE APARTMENT AREAS



Map 1: Ambleside Apartment Area Development Permit Area Designation Map BF-B 4

POLICIES & GUIDELINES

AMBLESIDE APARTMENT AREA POLICIES BF-B4

Policy BF-B 4.1

Ensure that new development in the Ambleside Apartment Area has a high quality of design and is in keeping with surrounding development.

Development Permit Area Designation BF-B 4.2

The Ambleside Apartment Area, as defined and illustrated by The Ambleside Apartment Area Development Permit Area Designation Map BF-B 4, is designated a Development Permit Area.

Ambleside Apartment Area BF-B4	Category	Local Government Act s. 488 (1)(e) and (f)
	Conditions	The development permit area designation is warranted due to the area's high residential density.
	Objectives	<ul style="list-style-type: none"> • to promote a high standard of construction, • to integrate new development with existing views, circulation and the character of existing buildings, and • to promote an interesting, pedestrian friendly streetscape design and pedestrian linkages
	Guidelines Schedule	Guidelines BF-B 4 shall apply, except for mixed-use or commercial-only buildings within the 1800 block of Marine Drive (see Map 2), where Guidelines BF-C 3 shall apply
	Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. does not involve the construction of any new buildings or structures, or ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 4, or iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Advisory Committee, and conforms to the Guidelines BF-B 4.

Policy BF-B 4.3

There will be no expansion of the boundaries of the Ambleside Apartment Area to extend the high-density, high-rise development area.

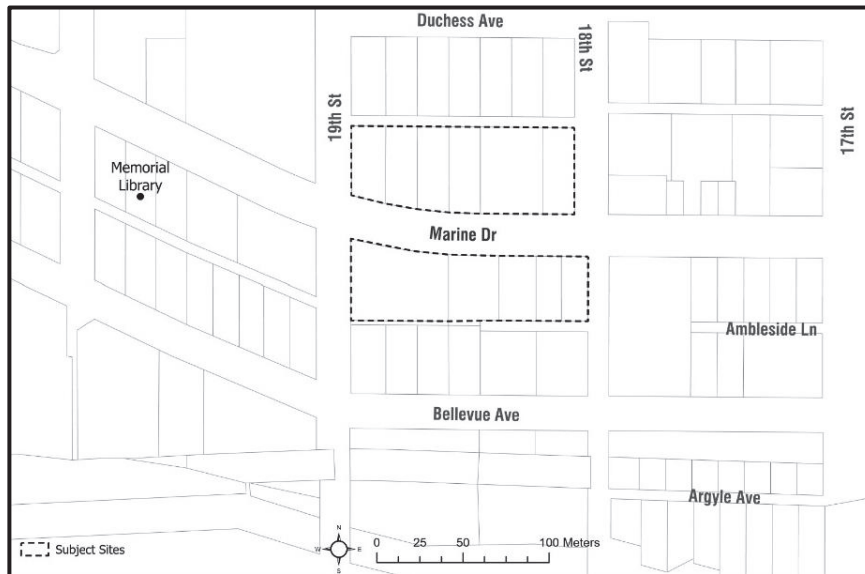
Policy BF-B 4.4

A site within the Ambleside Apartment Area that does not qualify for a high-rise building may be considered for rezoning to a low- or mid-rise multiple dwelling category, as identified in the policies below:

Policy BF-B 4.4.1

Sites within the 1800 block of Marine Drive (shown on Map 2) may be considered for residential-only use:

- a. Strata townhouses, stacked townhouses, or apartments, up to 4 storeys and 1.75 FAR; or
- b. Rent-to-own apartments up to 5 storeys and 2.0 FAR; or
- c. Rental apartments, seniors apartments, or strata apartments with below-market rental apartments where at least 20% of the residential floor area is used for below-market rental, up to 6-8 storeys and 2.5 FAR.



Map 2: 1800 Block of Marine Drive

Policy BF-B 4.4.2

District-owned lands on the south face of the 1500-block of Fulton Avenue (shown on Map 3) may be considered for more diverse and affordable housing (including, but not limited to, strata, rental, below-market rental, and seniors) up to 6-8 storeys at 2.5 FAR.

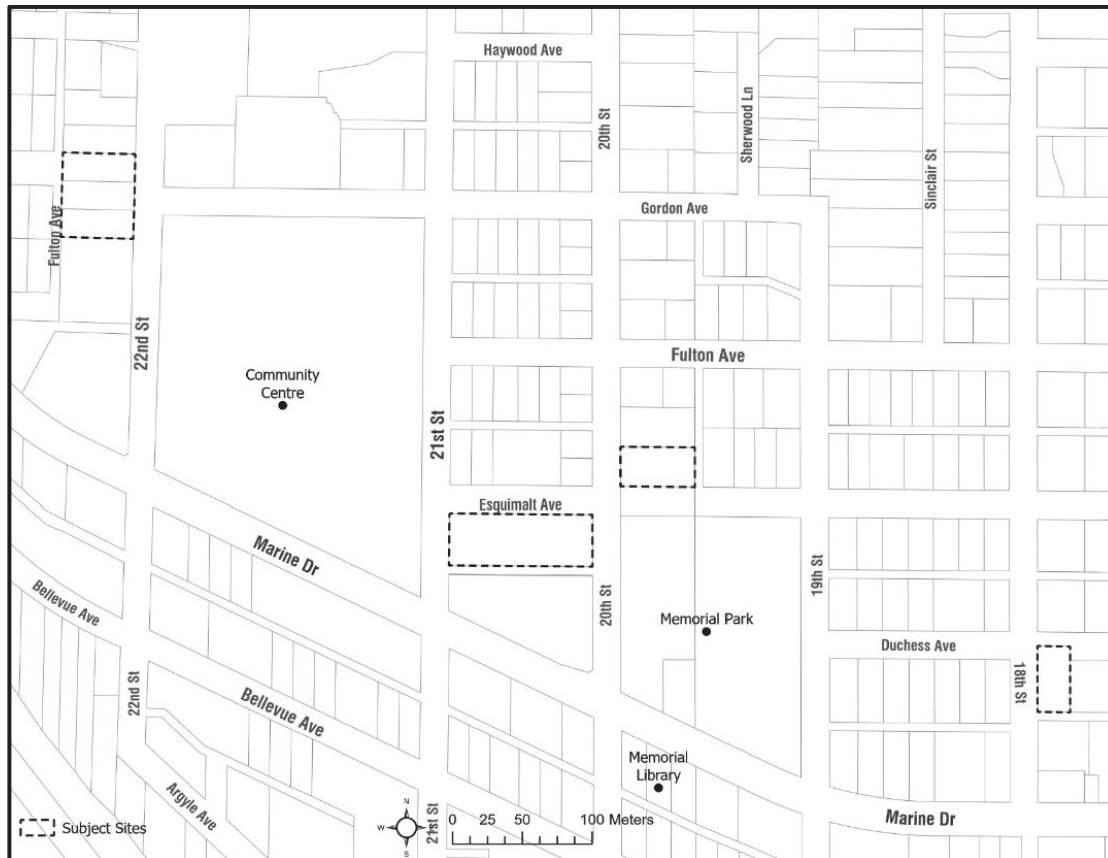


Map 3: District-Owned Lands, South Face, 1500 Block of Fulton Avenue

Policy BF-B 4.4.3

Public Assembly and Community Use zoned sites (shown on Map 4) may be considered for:

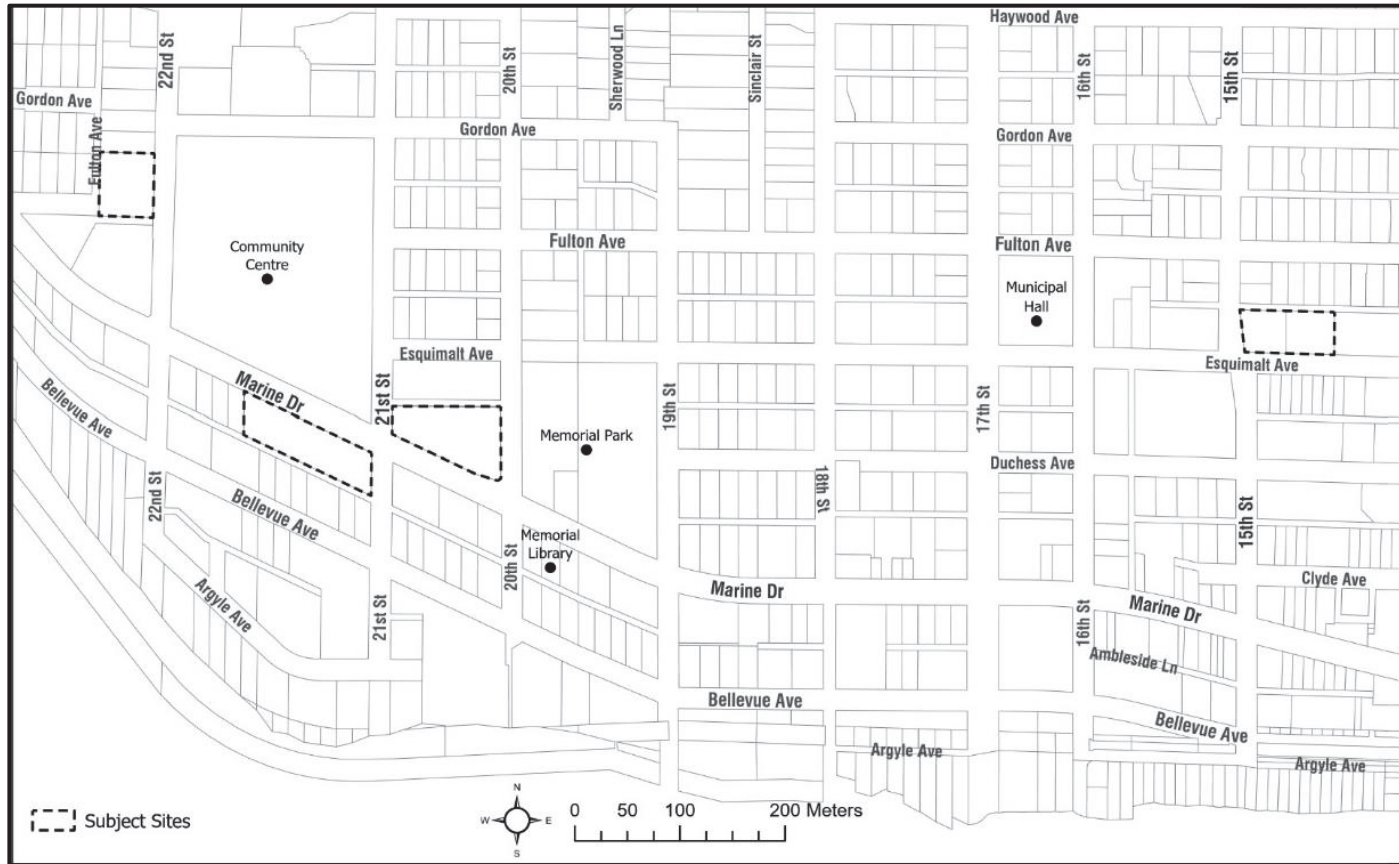
- a. Up to 4 storeys and 1.6 FAR where strata residential-only; or
- b. Up to 4 storeys and 2.0 FAR where strata residential with community use and/or public assembly use; or
- c. Up to 6 storeys and 2.5 FAR where rental residential-only; or
- d. Up to 6 storeys and 2.75 FAR where:
 - i. Rental housing with community use and/or public assembly use; or
 - ii. Strata apartments with below-market rental apartments, where at least 20% of the residential floor area is used for below-market rental.



Map 4: Public Assembly and Community Use Sites

Policy BF-B 4.4.4

Private, non-profit, and senior government owned age-restricted sites (shown on Map 5) may be considered for up to 6-8 storeys and 2.5 FAR for seniors housing.

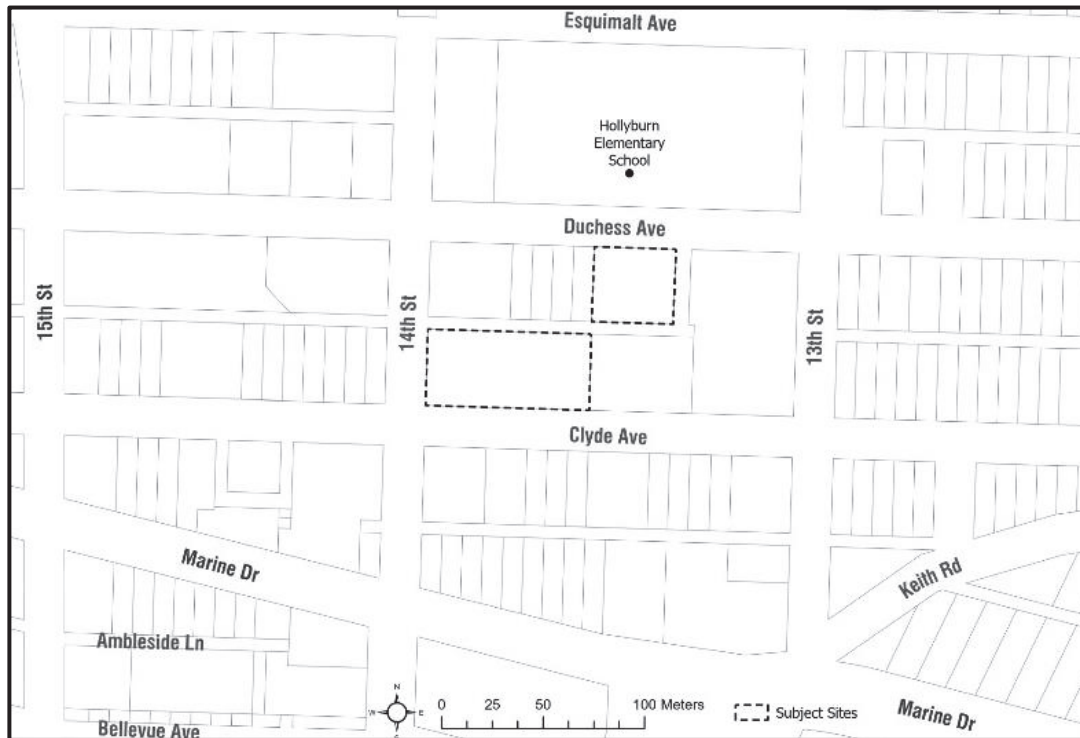


Map 5: Private, Non-Profit and Senior Government-Owned Age-Restricted Sites

Policy BF-B 4.4.5

Select sites within the Apartment Area (shown on maps 6 A-D) may be considered for rezoning as specified below:

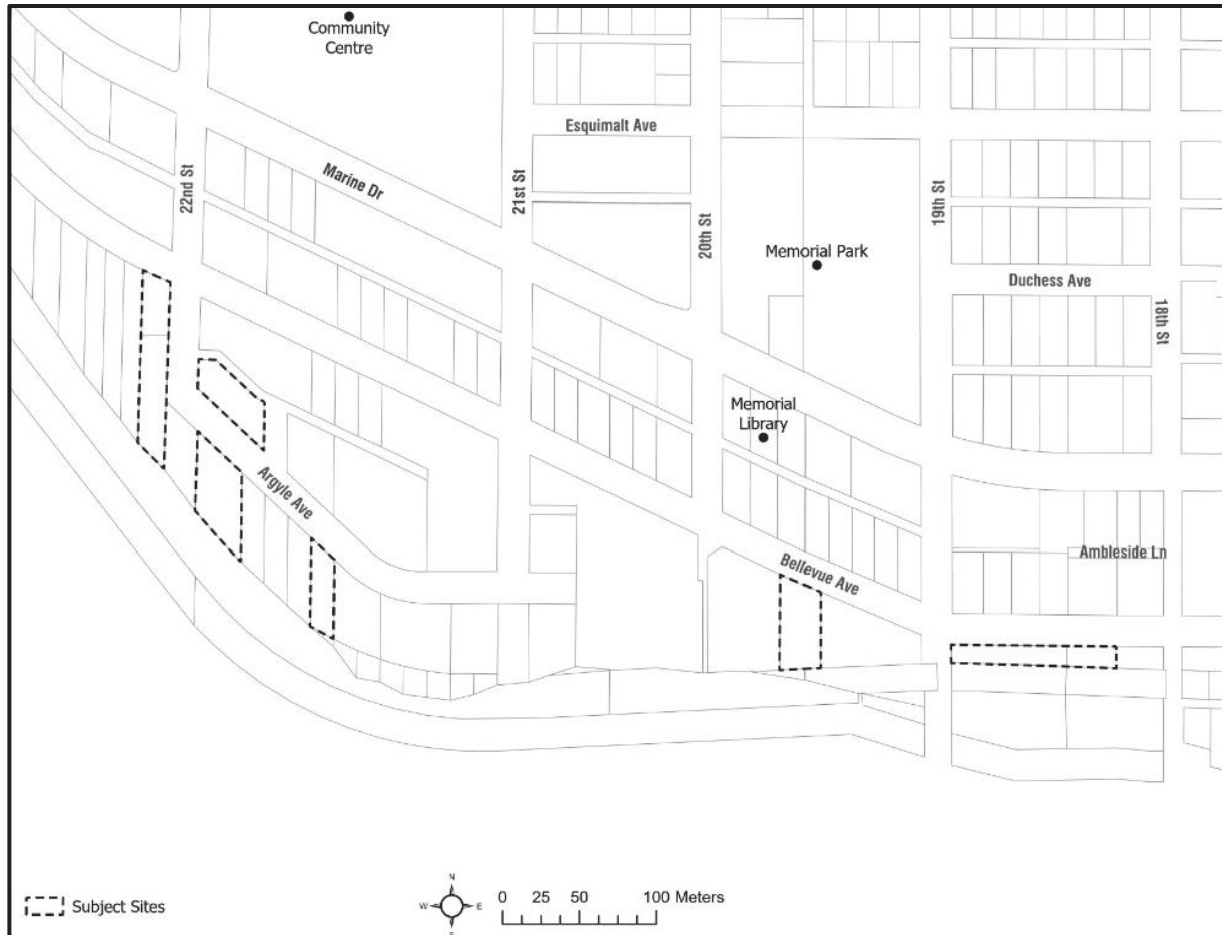
- a. Renewing former Land Use Contract sites on the 1300 block of Duchess Avenue and Clyde Avenue up to 2.0 FAR, with appropriate heights to be determined through contextual review of the proposal;
- b. Supporting Hollyburn Corner and reflecting the western apartment sub-area up to 2.0 FAR, with appropriate heights to be determined through contextual review of the proposal;
- c. Enabling up to 1.4 FAR on waterfront sites, with heights limited to 3 storeys from the higher of the street or lane; and
- d. Replacing existing surface and above-grade parking on Ambleside’s largest rental sites with rental infill up to 3.0 FAR in total on the site, with appropriate heights to be determined through contextual review of the proposal.



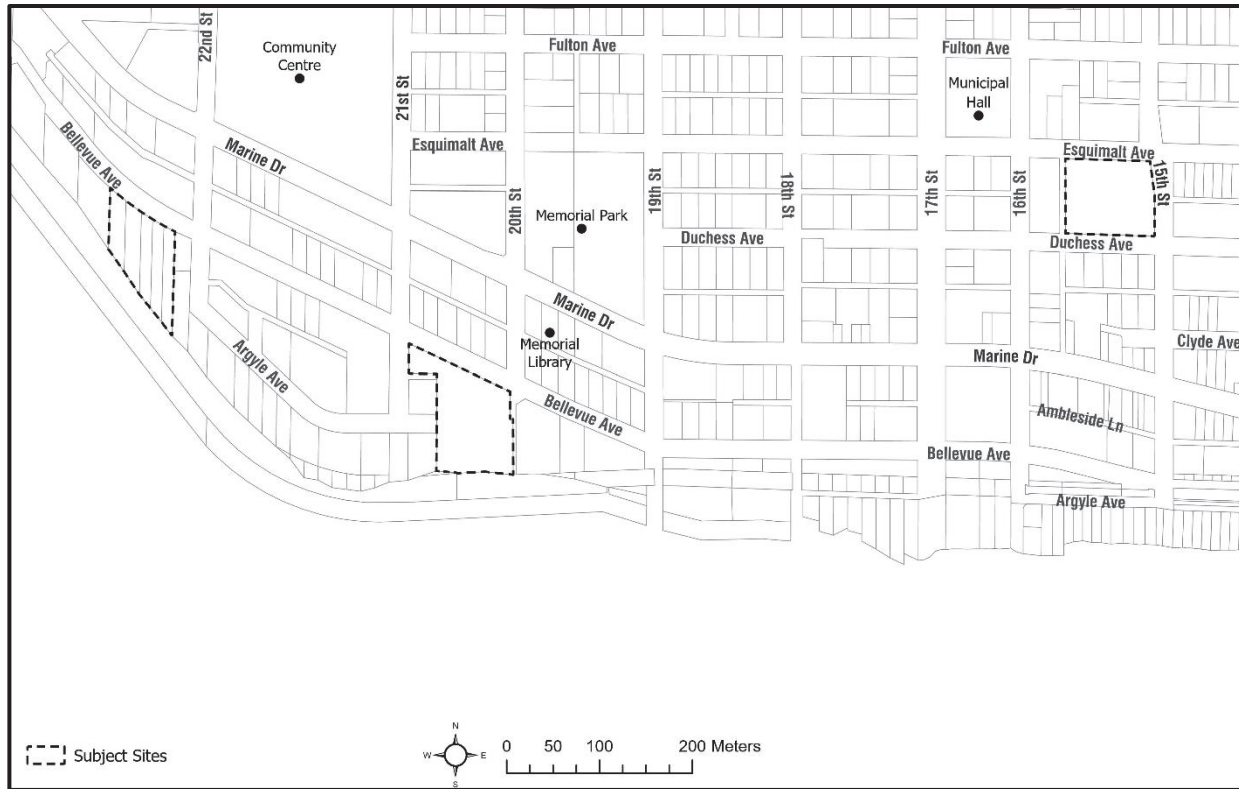
Map 6 A: Former Land Use Contract Sites, 1300 block of Duchess Avenue and Clyde Avenue



Map 6 B: Sites Around Hollyburn Corner



Map 6 C: Waterfront Sites



Map 6 D: Rental Infill Sites

Policy BF-B 4.4.6

Rezoning applications may be considered for RM1- and RM2-zoned sites in the Ambleside Apartment Area to increase the FAR or to change tenure, subject to an evaluation of the proposal's contextual fit, its contribution to the District's Affordable Housing Reserve Fund, and/or its inclusion of rental units.

Policy BF-B 4.5

To encourage the renovation and/or conservation of apartment buildings with heritage merit, Heritage Revitalization Agreement (HRA) applications with infill buildings or transfer of development rights may be considered.

AMBLESIDE APARTMENT AREA GUIDELINES BF-B 4

I. CONTEXT AND SITE DESIGN

- a. Encourage renovation and conservation of buildings and features of heritage character;
- b. Situate buildings to maximize views while minimizing impacts to surrounding buildings' views.
- c. Minimize obstruction of views from public pedestrian areas, common living areas of other developments, and from existing residential units.
- d. Enhance the quality of streetscapes through the overall design of development.
- e. Encourage pedestrian amenities, such as courtyards, within and adjacent to apartment developments.
- f. Link ground level open spaces to adjacent streets, sidewalks and pathways.
- g. Encourage the use of integrated public art compatible with adjacent development and street patterns to enhance the pedestrian experience.
- h. Bury utility wires underground where economically feasible.

II. BUILDING DESIGN

- a. Vary building mass to minimize its scale.
- b. Address the compatibility of scale between new buildings and existing adjacent buildings.
- c. Encourage the use of high quality materials.
- d. Detailing should be designed in keeping with the character of the building and landscape.
- e. Use building mass to emphasize the entrance to buildings.
- f. Entries should be visible, clearly articulated, and accessible.
- g. Encourage terraced buildings adjacent to the shoreline.
- h. Avoid blank or undifferentiated facades at the ground level.
- i. Screen roof top mechanical equipment from neighbouring properties.
- j. Encourage private outdoor living space for each unit.
- k. Design buildings and landscape elements to minimize shading, and intrusion on privacy of adjacent buildings.
- l. Provide detailing and articulation, especially at eye level.
- m. Site and screen garage entrances, mechanical equipment and garbage bins, to minimize visual and acoustical impacts on adjacent properties and the streetscape

III. LANDSCAPE DESIGN

- a. Integrate landscape features and elements with the adjacent streetscape, use established vegetation where feasible, and provide a mature and varied appearance upon construction completion.
- b. Avoid landscaping elements that inhibit pedestrian or barrier free access along sidewalks or towards buildings.
- c. Maximize the use of roof spaces for roof gardens and common areas.
- d. Minimize the scale of apartment buildings at ground level with the use of trelliswork and other landscape features.
- e. Minimize glare and light spill to surrounding properties through design and siting of exterior lighting.

IV. CIRCULATION / PARKING

- a. Locate parking underground to maximize ground level open spaces for landscape elements and treatments.
- b. Encourage underground garage entries to provide an appealing entrance from the streetscape with the use of planters and/or trellis structures.
- c. Discourage large expanses of ground level paved parking, particularly when visible from or directly adjacent to a street. Where ground level parking is needed, provide landscape elements such as fencing or planting to visually break up and screen parking from public streets and neighbouring properties, improve natural drainage, and highlight pedestrian routes.
- d. Design underground residential parking to be readily accessible and easily used by residents.
- e. Ensure that site circulation is accessible to persons with disabilities.
- f. Share access/curb cuts between buildings where possible.
- g. Minimize the width of curb cuts where possible.
- h. Design and situate garage doors so that they are not a dominant feature of the streetscape.
- i. Encourage the use of bicycles and the provision of bicycle storage areas.

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Zoning Bylaw No. 4662, 2010 – Proposed Changes

Below is an excerpt from Section 110, Definitions, and the RM1 and RM2 zones, with proposed changes – including additions and deletions – shown in red text. For the proposed amending bylaw, please refer to **Appendix A**.

Section 110 – Definitions

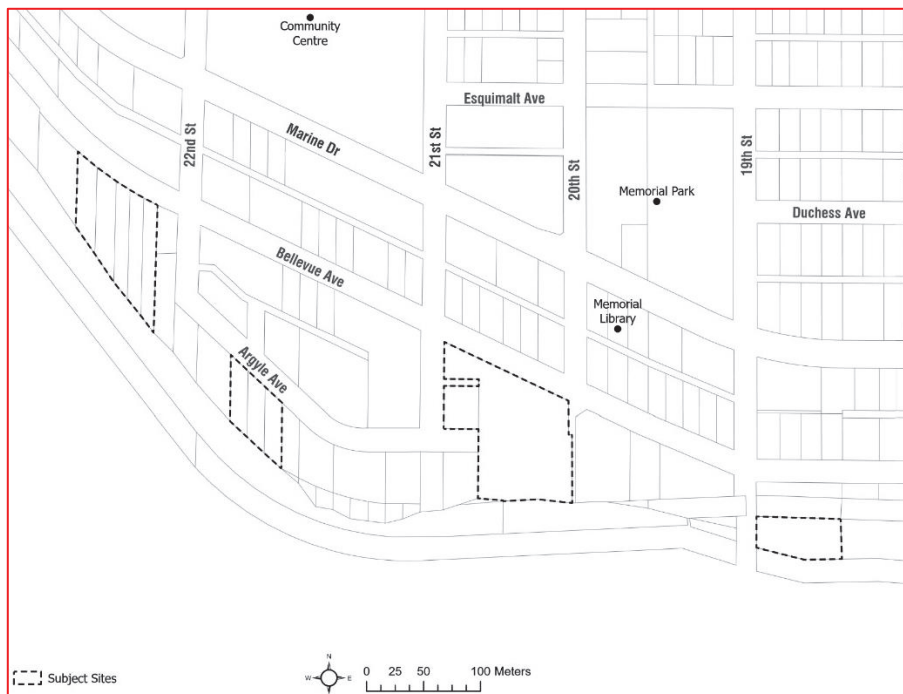
Residential Rental Tenure	means occupied occupancy of a dwelling unit by one or more tenants pursuant to a tenancy agreement, and not occupied by an owner of the dwelling unit.
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Section 300 – Multiple Dwelling Zones

301 - RM1 Multiple Dwelling Zone 1

301.02 Conditions of Use

- (1) The keeping of not more than 2 lodgers within any single family dwelling or duplex dwelling.
- (2) Accessory buildings and uses are permitted for single family dwellings and duplex dwellings only.
- (3) All dwelling units on the sites indicated in the map below are limited to residential rental tenure.



301.05 Floor Area Ratio

- (1) Apartment building – 1.75 2.0 maximum, except:
 - (a) For sites located west of 23rd Street, the floor area ratio must not exceed 1.75 maximum.

302 – RM2 Multiple Dwelling Zone 2

302.02 Conditions of Use

- (1) The keeping of not more than 2 lodgers within any single family dwelling or duplex dwelling.
- (2) Accessory buildings and uses are permitted for single family dwellings and duplex dwellings only.
- (3) All dwelling units on the sites indicated in the map below are limited to residential rental tenure.



302.05 Floor Area Ratio

- (1) Apartment building – 1.75 2.0 maximum, ~~except:~~
 - a) ~~In the case of Strata lots 1—6, DL 775, Group 1, New Westminster District, Strata Plan LMS 3767 together with common property to the unit entitlement of the strata lot as shown on Form 1. The floor area ratio of the apartment building existing on October 28, 1996 shall not exceed 1.98~~

~~b) In the case of Strata Lots 1—64, Block 1, District Lot 237, Strata Plan VR 233 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1 (located at 650—16th Street), the floor area ratio must not exceed 1.95~~

(2) Townhouses – 0.9 maximum

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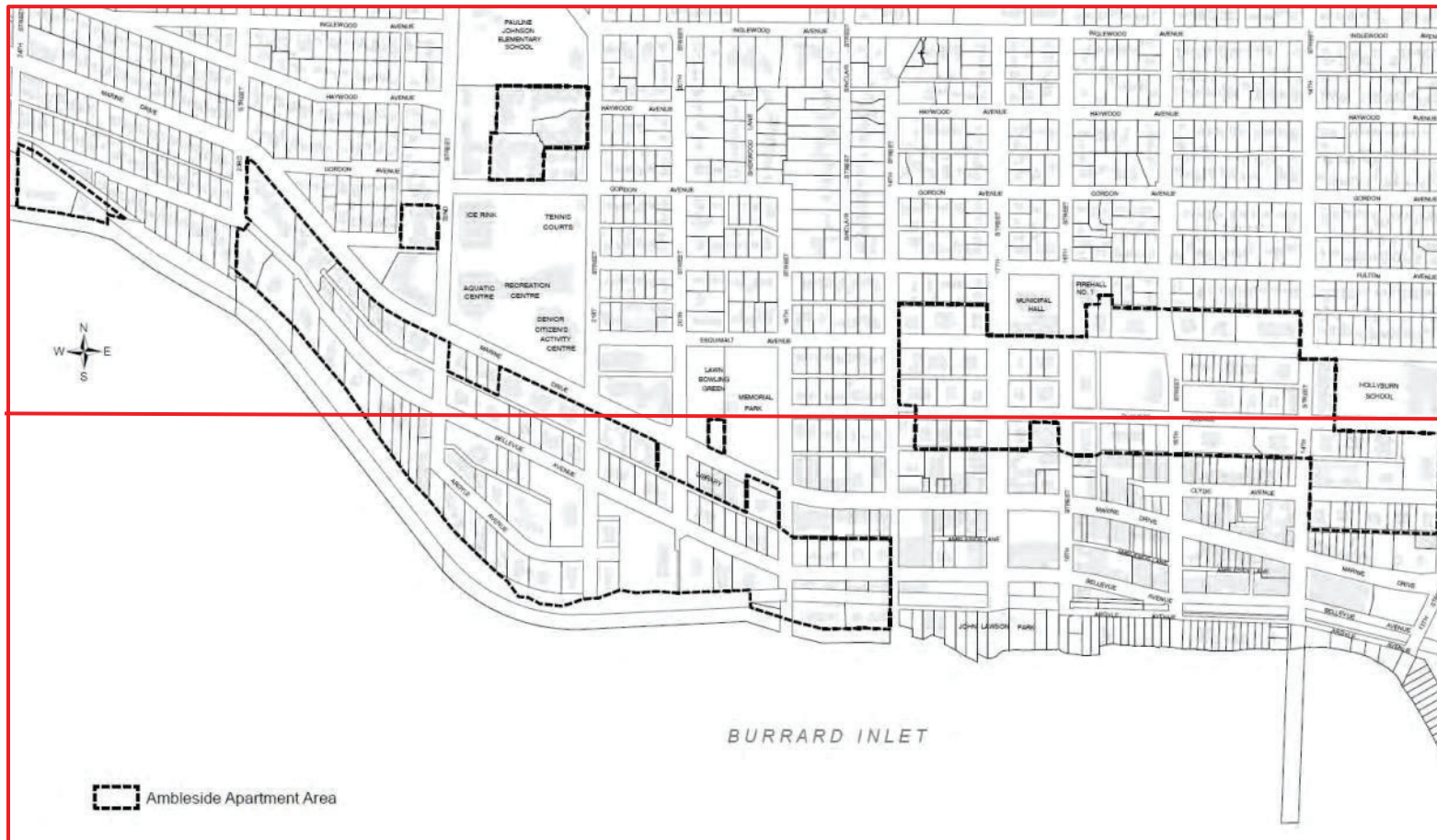
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Official Community Plan Bylaw No. 4985, 2018 – Proposed Changes

Below is a copy of the existing Ambleside Apartment Area Guidelines BF-B 4, with proposed changes – including additions and deletions – shown in red text.

POLICIES & GUIDELINES BF-B 4

AMBLESIDE APARTMENT AREAS





Map 1: Ambleside Apartment Area Development Permit Area Designation Map BF-B 4

AMBLESIDE APARTMENT AREA ~~GUIDELINES~~-POLICIES BF-B4

Policy BF-B 4.1

Ensure that new development in the Ambleside Apartment Area has a high quality of design and is in keeping with surrounding development.

Development Permit Area Designation BF-B 4.2

The Ambleside Apartment Area, as defined and illustrated by The Ambleside Apartment Area Development Permit Area Designation Map BF-B 4, is designated a Development Permit Area.

Ambleside Apartment Area BF-B4	Category	Local Government Act s. 488 (1)(e) and (f)
	Conditions	The development permit area designation is warranted due to the area's high residential density.
	Objectives	<ul style="list-style-type: none"> • to promote a high standard of construction, • to integrate new development with existing views, circulation and the character of existing buildings, and • to promote an interesting, pedestrian friendly streetscape design and pedestrian linkages
	Guidelines Schedule	Guidelines BF-B 4 shall apply, except for mixed-use or commercial-only buildings within the 1800 block of Marine Drive (see Map 2), where Guidelines BF-C 3 shall apply
	Exemption Development may be exempt from the requirement for a Development Permit if the proposal:	<ul style="list-style-type: none"> i. does not involve the construction of any new buildings or structures, or ii. is for a renovation or small addition that is considered to have no material change to the external appearance of the premises, meets all requirements of the Zoning Bylaw and conforms to the Guidelines BF-B 4, or iii. is for a renovation or small addition that is considered to be minor in nature with no substantial change to the external appearance of the premises, meets all requirements of the Zoning Bylaw, has been reviewed and recommended for support by the Design Advisory Committee, and conforms to the Guidelines BF-B 4.

Policy BF-B 5-4.3

There will be no expansion of the boundaries of the Ambleside Apartment Area to extend the high-density, high-rise development area.

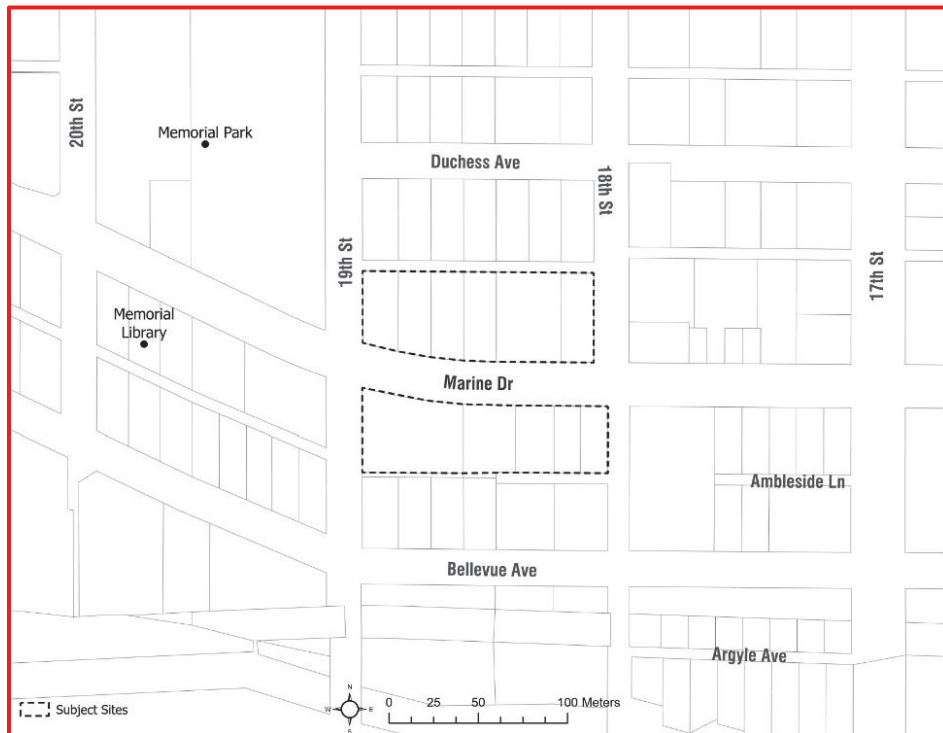
Policy BF-B 4.4

A site within ~~a high density multiple dwelling zone~~ in the Ambleside Apartment Area that does not qualify for a high-rise building may be considered for rezoning to a low- or mid-rise multiple dwelling category, as identified in the policies below:

Policy BF-B 4.4.1

Sites within the 1800 block of Marine Drive (shown on Map 2) may be considered for residential-only use:

- a. Strata townhouses, stacked townhouses, or apartments, up to 4 storeys and 1.75 FAR; or
- b. Rent-to-own apartments up to 5 storeys and 2.0 FAR; or
- c. Rental apartments, seniors apartments, or strata apartments with below-market rental apartments where at least 20% of the residential floor area is used for below-market rental, up to 6-8 storeys and 2.5 FAR.



Map 2: 1800 Block of Marine Drive

Policy BF-B 4.4.2

District-owned lands on the south face of the 1500-block of Fulton Avenue (shown on Map 3) may be considered for more diverse and affordable housing (including, but not limited to, strata, rental, below-market rental, and seniors) up to 6-8 storeys at 2.5 FAR.

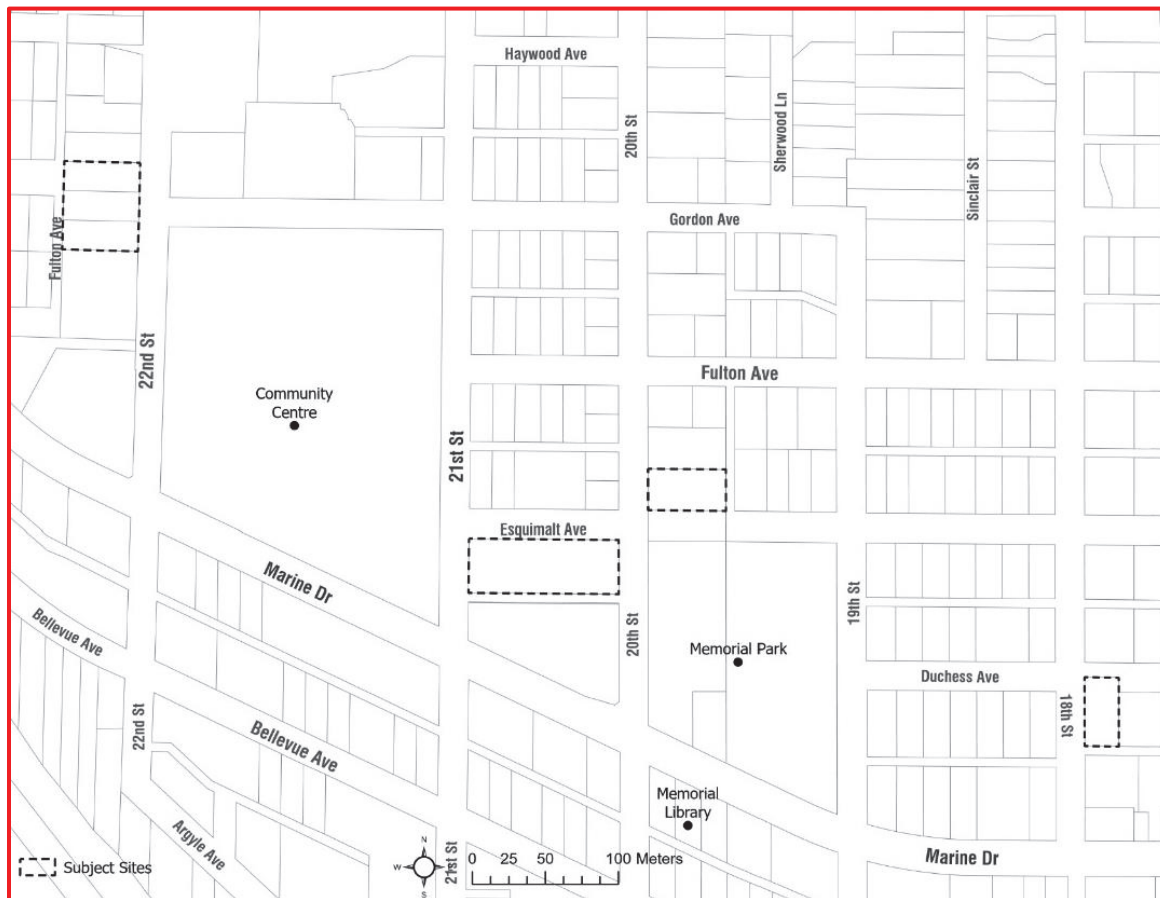


Map 3: District-Owned Lands, South Face, 1500 Block of Fulton Avenue

Policy BF-B 4.4.3

Public Assembly and Community Use zoned sites (shown on Map 4) may be considered for:

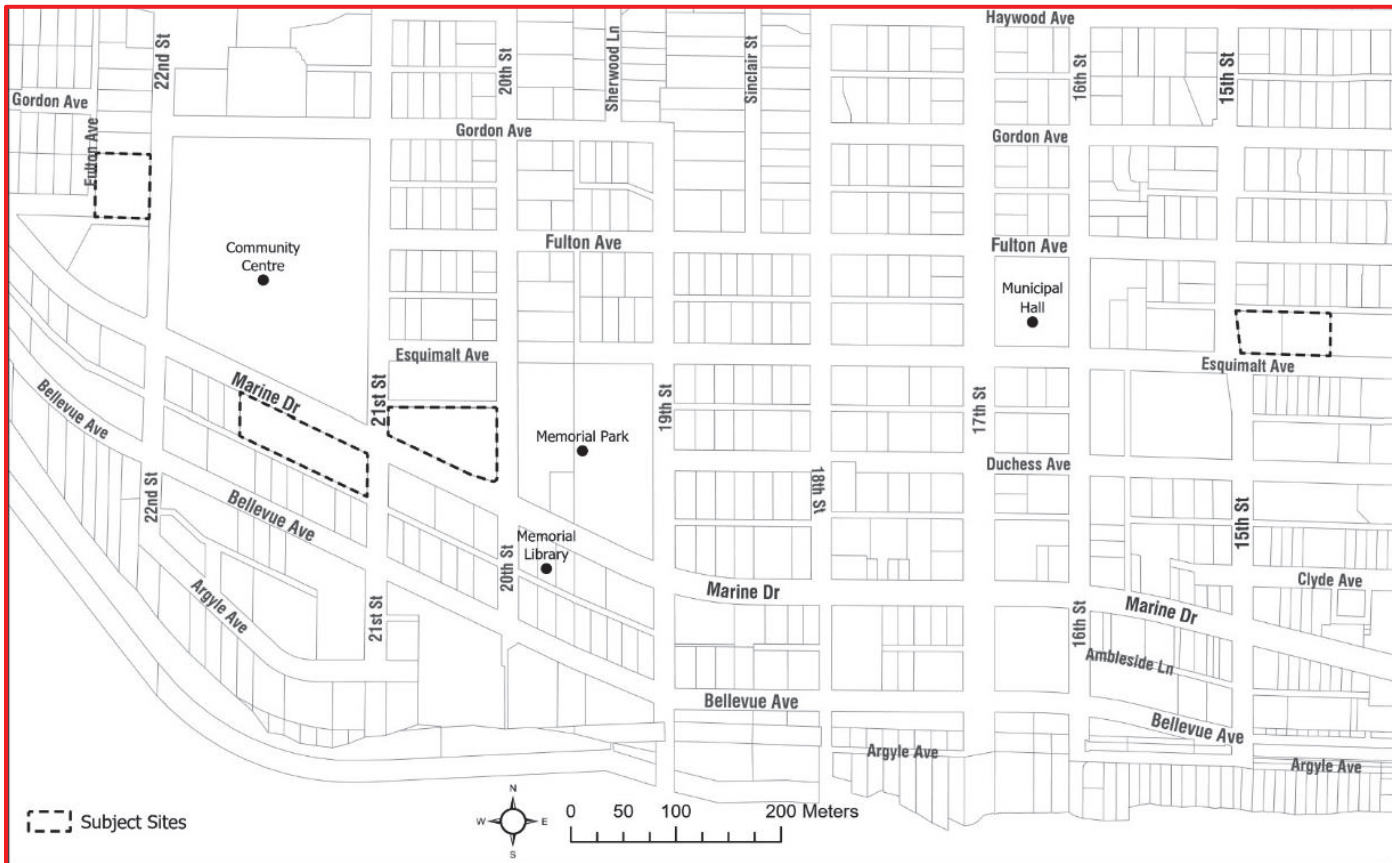
- a. Up to 4 storeys and 1.6 FAR where strata residential-only; or
- b. Up to 4 storeys and 2.0 FAR where strata residential with community use and/or public assembly use; or
- c. Up to 6 storeys and 2.5 FAR where rental residential-only; or
- d. Up to 6 storeys and 2.75 FAR where:
 - i. Rental housing with community use and/or public assembly use; or
 - ii. Strata apartments with below-market rental apartments, where at least 20% of the residential floor area is used for below-market rental.



Map 4: Public Assembly and Community Use Sites

Policy BF-B 4.4.4

Private, non-profit, and senior government owned age-restricted sites (shown on Map 5) may be considered for up to 6-8 storeys and 2.5 FAR for seniors housing.

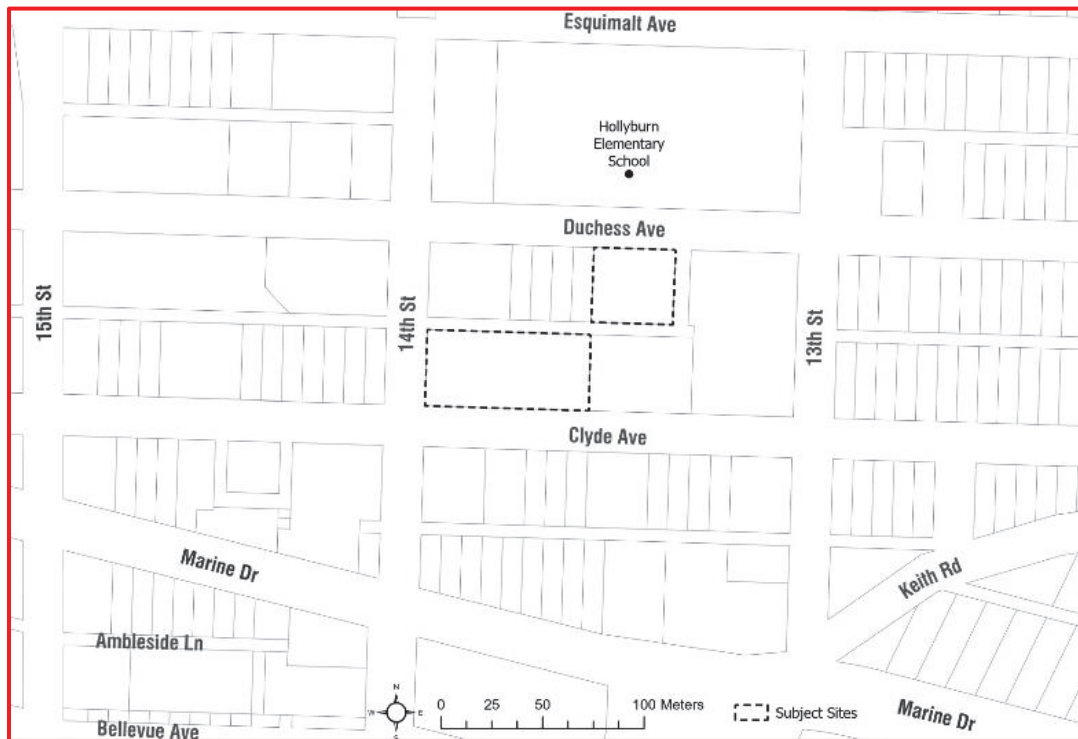


Map 5: Private, Non-Profit and Senior Government-Owned Age-Restricted Sites

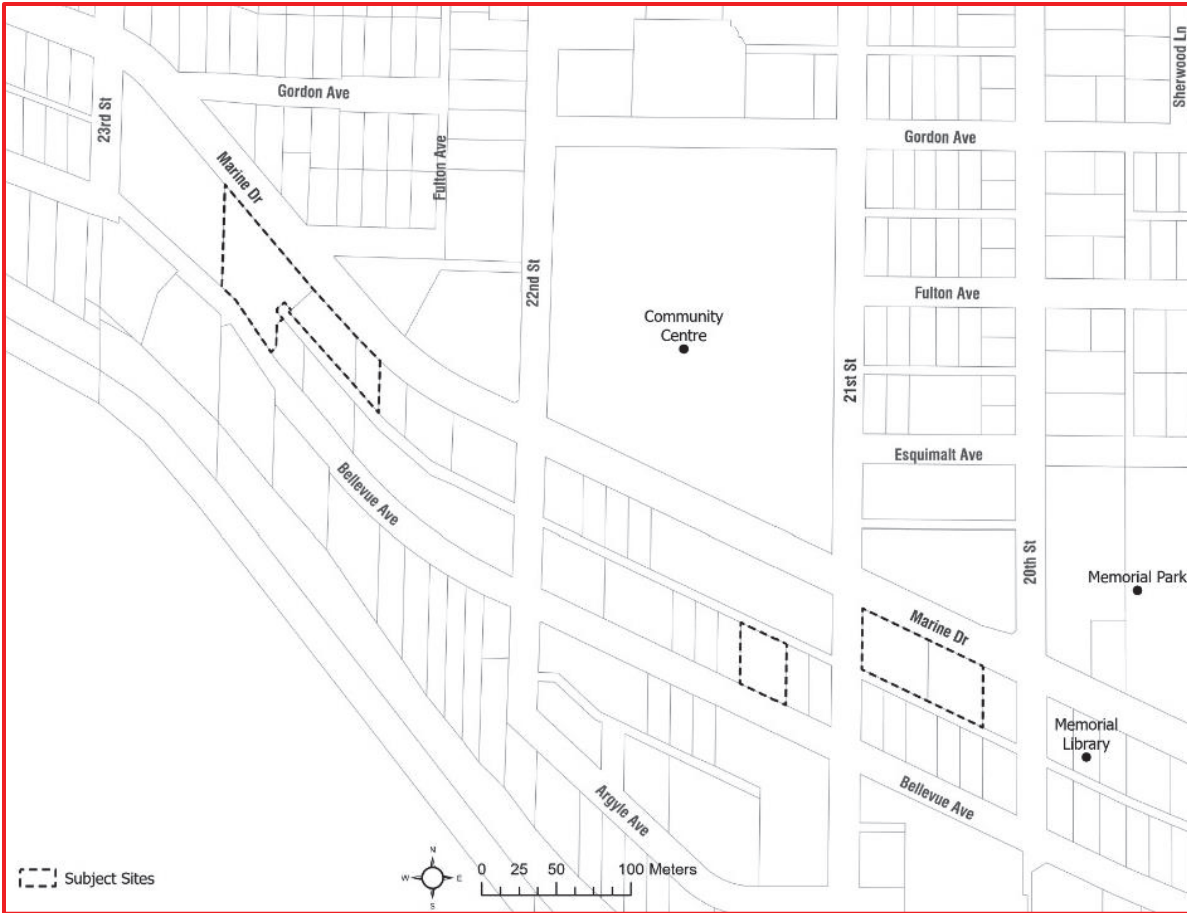
Policy BF-B 4.4.5

Select sites within the Apartment Area (shown on maps 6 A-D) may be considered for rezoning as specified below:

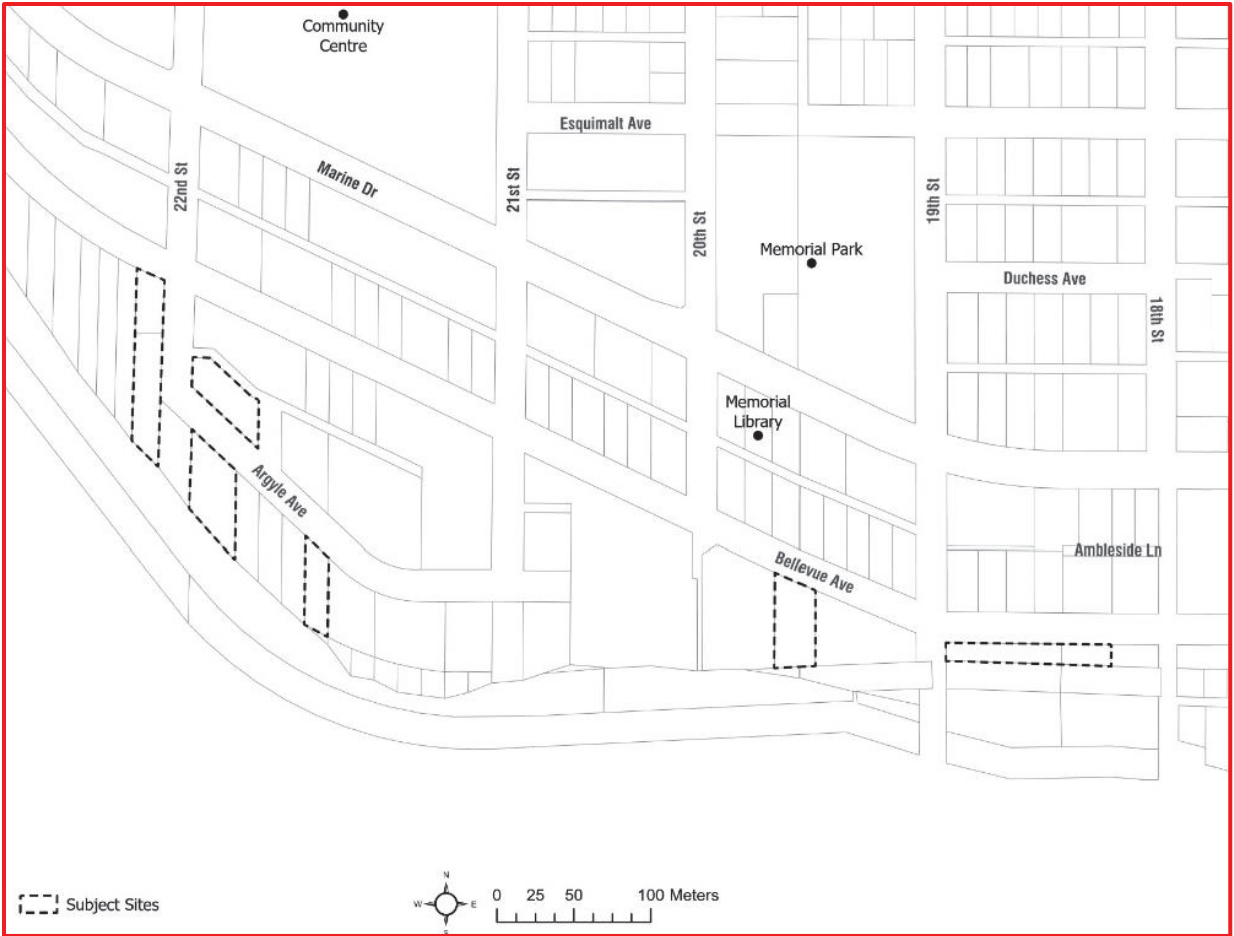
- a. Renewing former Land Use Contract sites on the 1300 block of Duchess Avenue and Clyde Avenue up to 2.0 FAR, with appropriate heights to be determined through contextual review of the proposal;
- b. Supporting Hollyburn Corner and reflecting the western apartment sub-area up to 2.0 FAR, with appropriate heights to be determined through contextual review of the proposal;
- c. Enabling up to 1.4 FAR on waterfront sites, with heights limited to 3 storeys from the higher of the street or lane; and
- d. Replacing existing surface and above-grade parking on Ambleside's largest rental sites with rental infill up to 3.0 FAR in total on the site, with appropriate heights to be determined through contextual review of the proposal.



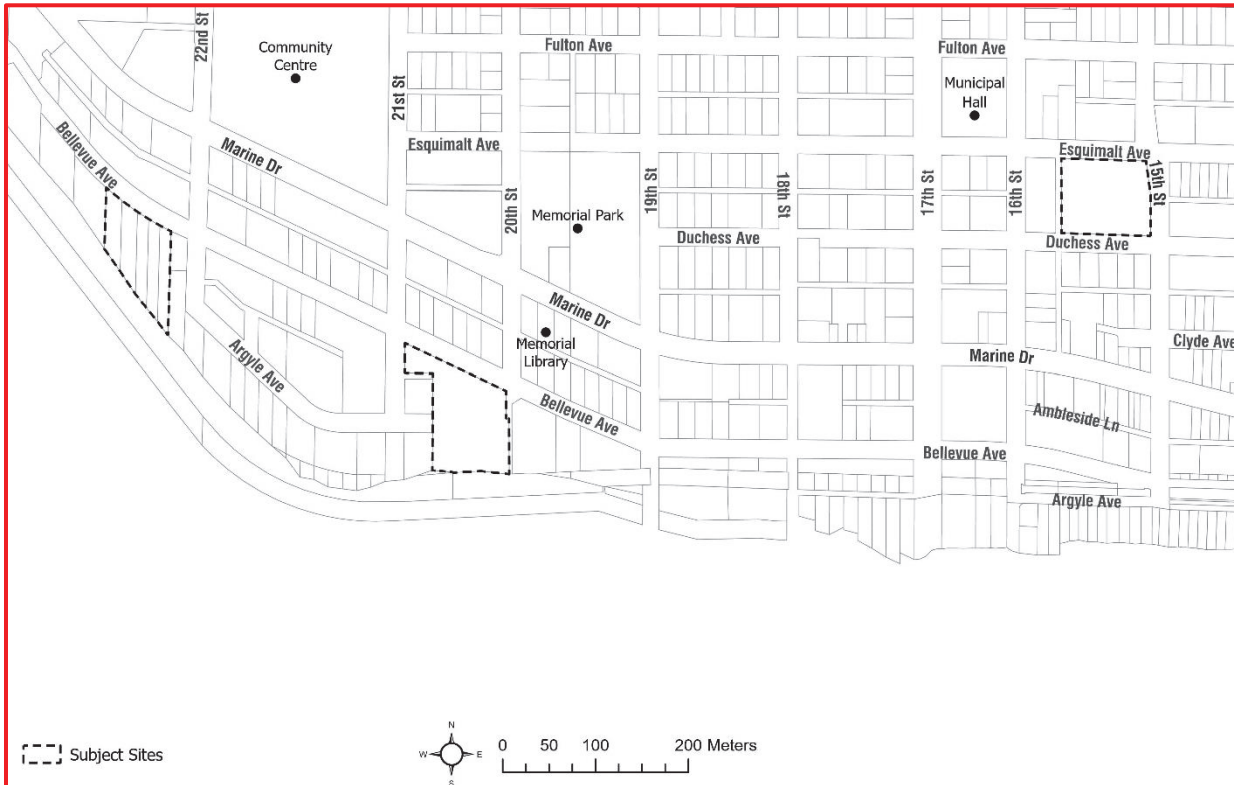
Map 6 A: Former Land Use Contract Sites, 1300 block of Duchess Avenue and Clyde Avenue



Map 6 B: Sites Around Hollyburn Corner



Map 6 C: Waterfront Sites



Map 6 D: Rental Infill Sites

Policy BF-B 4.4.6

Rezoning applications may be considered for RM1- and RM2-zoned sites in the Ambleside Apartment Area to increase the FAR or to change tenure, subject to an evaluation of the proposal’s contextual fit, its contribution to the District’s Affordable Housing Reserve Fund, and/or its inclusion of rental units.

Policy BF-B 4.5

To encourage the renovation and/or conservation of apartment buildings with heritage merit, Heritage Revitalization Agreement (HRA) applications with infill buildings or transfer of development rights may be considered.

AMBLESIDE APARTMENT AREA GUIDELINES BF-B 4

I. CONTEXT AND SITE DESIGN

- a. Encourage renovation and conservation of buildings and features of heritage character;
- b. Situate buildings to maximize views while minimizing impacts to surrounding buildings' views.
- c. Minimize obstruction of views from public pedestrian areas, common living areas of other developments, and from existing residential units.
- d. Enhance the quality of streetscapes through the overall design of development.
- e. Encourage pedestrian amenities, such as courtyards, within and adjacent to apartment developments.
- f. Link ground level open spaces to adjacent streets, sidewalks and pathways.
- g. Encourage the use of integrated public art compatible with adjacent development and street patterns to enhance the pedestrian experience.
- h. Bury utility wires underground where economically feasible.

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- a. Vary building mass to minimize its scale.
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- f. Entries should be visible, clearly articulated, and accessible.
- g. Encourage terraced buildings adjacent to the shoreline.
- h. Avoid blank or undifferentiated facades at the ground level.
- i. Screen roof top mechanical equipment from neighbouring properties.
- j. Encourage private outdoor living space for each unit.
- k. Design buildings and landscape elements to minimize shading, and intrusion on privacy of adjacent buildings.
- l. Provide detailing and articulation, especially at eye level.
- m. Site and screen garage entrances, mechanical equipment and garbage bins, to minimize visual and acoustical impacts on adjacent properties and the streetscape

III. LANDSCAPE DESIGN

- a. Integrate landscape features and elements with the adjacent streetscape, use established vegetation where feasible, and provide a mature and varied appearance upon construction completion.
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