

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

4.

COUNCIL REPORT

Date:	January 19, 2024
From:	Linda Gillan, Senior Community Planner – Economic Development Courtney Miller, Senior Urban Design Planner
Subject:	Ambleside Local Area Plan (LAP): Revised Apartment Area Proposed OCP Bylaw Amendments
File:	2520-17

RECOMMENDATION

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024” 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 January 19, 2024, 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. 5291, 2024” be presented at a public hearing on March 4, 2024, 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 Official Community Plan (OCP) bylaw amendment procedures for the Ambleside apartment areas, attached as **Appendix A** to this report.

2.0 Legislation/Bylaw/Policy

Official Community Plan Bylaw No. 4985, 2018, regulates land use and overall municipal policies and objectives. The *Local Government Act* (LGA) requires that a public hearing be held regarding the proposed OCP bylaw amendments.

Additionally, the LGA enables the designation of development permit areas within an OCP to establish “objectives for the form and character” of commercial and multifamily residential development. No changes are proposed to the existing apartment area design guidelines.

3.0 Council Strategic Objective(s)/Official Community Plan

Council Strategic Plan

Council's 2024-2025 Strategic Plan directs LAP completion and objectives to expand a diverse housing supply. Specific to this report, these include:

- 2.1 Work towards new targets and deliverables mandated by the Province under the Housing Supply Act.
- 2.4 Complete an Ambleside Local Area Plan.
- 2.6 Engage Provincial and Federal government to explore partnerships for additional senior housing and long-term care facilities.
- 2.7 Explore creative housing strategies (to include rent-to-own, co-ops, municipal housing authority).
- 2.8 Develop surplus District lands for Housing.

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:
 - b. Enabling additional infill purpose-built rental units through bonus density where there is underutilized site area.
- 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;
 - 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 amendments may lead to: an incrementally increased residential tax base; off-site improvements from private development; the receipt of Development Cost Charges; and, opportunities for Community Amenity Contributions.

5.0 Background

5.1 Previous Decisions

At its October 30, 2023 meeting, Council received a memorandum for information, dated October 25, 2023 and titled *Ambleside Local Area Plan (LAP): Apartment Area Proposed Official Community Plan Bylaw Amendment – Further Discussion*, and directed staff to report back with a revised Apartment Area OCP Bylaw amendment, to seek first reading and set the date for a public hearing.

At its July 24, 2023 meeting, Council passed a series of resolutions, including direction for staff to prepare OCP 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 and titled *Ambleside Local Area Plan (LAP): Engagement Summary, Proposed Framework, and Next Steps*, 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.

At its September 11 meeting, Council deferred consideration of the proposed apartment area bylaw amendments. At the October 23, 2023, meeting, Council tabled the OCP bylaw amendments for further discussion on October 30, 2023, where staff were directed to report back with a revised OCP Amendment Bylaw. The revised bylaw reflects Council’s discussion and direction and is attached as **Appendix A**.

6.0 Analysis

6.1 Discussion

Background & Context

The apartment area was created in 1958 and largely built-out in the 1960s and 70s. It primarily includes a mixture of mid-to-high rise strata and rental buildings, with a modest supply of seniors housing and limited “missing middle” housing forms. The context of the apartment area is largely set, but there are opportunities for marginal expansions and transitions on the boundaries and on underutilized sites within.

Preparing the Proposed Bylaw

The proposed bylaw overwhelmingly reflects the LAP Framework endorsed at the July 24, 2023 Council Meeting. Minor revisions were included in the bylaw discussed on October 30, 2023 that reflected discussion from the July meeting:

- A. **1800 block of Marine Drive**: Revisions to maintain the already permitted density for residential-only use; and to enable more affordability through combined strata and below-market rental.

- B. **Public assembly and community use sites:** Revisions to encourage broad housing options (strata, rental, and non-market); and to enable both community use/public assembly *and* housing.
- C. **Heritage in Ambleside’s apartment areas:** Revisions to support the conservation and/or renovation of existing apartment buildings with heritage merit.

In response to Council’s further discussion and direction at the October 30, 2023 meeting, the revised proposed bylaw that is the subject of this report and Council’s consideration additionally now reflects:

- A. **Heights in measurements:** Revisions to specify maximum heights (in metres in the bylaw), with 10 feet allowed per storey plus an additional 10 feet for building design, articulation, varied rooflines (e.g. four storeys would be up to 50 feet);
- B. **Large site infill options:** Revisions to enable strata, strata and rental, rent-to-own, co-op, and rental infill options; and
- C. **Visualization of potential new buildings:** Presentation of three-dimensional modeling of the kinds of development that *could* be enabled should the bylaws be adopted (attached as **Appendix C**).

The full revised OCP Bylaw amendment is attached as **Appendix A**. A “mark up” copy is attached as **Appendix B** showing the proposed changes to the existing OCP in coloured font.

Proposed OCP Bylaw Amendments

If approved, these amendments would become OCP policy to guide subsequent rezoning and development applications. Any future application(s) would be subject to existing OCP apartment area form and character design guidelines, for which no amendments are proposed. The maximum heights and/or densities (floor area ratio, FAR) may not be achieved on any given site. Development would be incremental, unlikely to all happen during the 2041 LAP horizon, and require owner interest, detailed design, technical review – and so on.

The proposed policies address a broad range of local housing needs, as summarized below:

- A. **Diverse 1800 block Marine Drive:** Expanded residential-only options, with strata up to 50 feet (4 storeys, 1.75 FAR); rent-to-own up to 60 feet (5 storeys, 2.0 FAR); or rental, seniors, or mixed strata with 20% below-market rental up to 70-90 feet (6-8 storeys, 2.5 FAR).
- B. **District lands:** Public lands (1500 block Fulton Avenue south) to provide diverse and affordable housing up to 70-90 feet (6-8 storeys, 2.5 FAR), with tenure and market determined by Council.

- C. **Community use and housing:** Four sites with options for strata up to 50 feet (4 storeys at 1.6 FAR, or 2.0 FAR with public/community use); rental up to 70 feet (6 storeys, 2.5 FAR); or rental with public/community use and/or strata with 20% below-market rental up to 70 feet (6 storeys, 2.75 FAR).
- D. **Expanded seniors:** Five age-restricted sites to increase the supply of seniors housing up to 70-90 feet (6-8 storeys, 2.5 FAR).
- E. **Land Use Contract (LUC) renewal:** Two sites subject to expiring LUCs on the 1300 block of Duchess and Clyde avenues to reflect scale of surrounding buildings, up to 70-100 feet (6-9 storeys, 2.0 FAR).
- F. **Strata renewal:** Six sites to reflect the scale of surrounding buildings in the western apartment sub-area south of Marine Drive, up to 70-100 feet (6-9 storeys, 2.0 FAR).
- G. **Waterfront missing middle:** Eight existing, lower density sites identified for missing middle forms (e.g. townhouse, multiplex) with heights up to 40 feet (3 storeys, 1.4 FAR) from the higher of the street or lane.
- H. **Large lot infill:** Additional housing on three large rental sites based on the continued rental use of the existing units and the tenure of the infill, with strata up to 2.5 FAR, mixed strata and rental or rent-to-own up to 2.75 FAR, or rental or co-op infill up to 3.0 FAR.

In addition to the site-specific policies above, the proposed bylaw also includes policies that more generally support heritage conservation of apartment buildings, as well as flexibility for any changes to tenure and FAR, recognizing housing needs and contextual fit.

Visualizing Ambleside’s Apartment Area

The desire to see what potential new buildings *could* look like in the context of existing buildings was the most significant input from the October 30, 2023, meeting. To this end, staff have prepared **Appendix C** to provide three-dimensional modeling visualizations that show the type of redevelopment that *could* result over time from these amendments. The visualizations should be considered as illustrative only. While they do not show actual new buildings, they do show how redevelopment guided by the proposed OCP amendments (the bylaw’s prescribed uses, densities, and heights) could relate and respond to the existing scale and built “fabric” of the apartment area. The intent is to provide a greater understanding of how various housing forms that “fit our needs” could “fit in” our community.

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

Staff heard from ~640 voices through 2023’s LAP engagement, 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 ~350 page transcript of Ambleside LAP feedback:

<https://www.westvancouverite.ca/plan-ambleside>

6.4 Other Communication, Consultation, and Research

As described in this report, staff have additionally reflected feedback, discussion and direction ensuing from both the July 24 and October 30, 2023 Council meetings.

7.0 Options

7.1 Recommended Option

That Council give reading to the proposed OCP amendment bylaw and set the date for a public hearing.

7.2 Considered Options


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

8.0 Conclusion

The proposed amendments to the OCP bylaw, if approved, would guide incremental change in Ambleside’s apartment areas through local OCP policy. Consistent with Council’s direction at its July 24, 2023 and October 30, 2023 meetings, staff have prepared these bylaw amendments and now recommend that the process for their consideration commence.

Author: 
Linda Gillan, Senior Community Planner – Economic Development

Author: 
Courtney Miller, Senior Urban Design Planner

Concurrence: 
David Hawkins, Senior Manager, Community Planning & Sustainability

- A. Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024
- B. Official Community Plan Bylaw No. 4985, 2018: Proposed Changes
- C. Ambleside LAP: Apartment Area Visualization



District of West Vancouver

**Official Community Plan
Bylaw No. 4985, 2018,
Amendment Bylaw No. 5291, 2024**

Effective Date:

District of West Vancouver

**Official Community Plan Bylaw No. 4985,
2018,
Amendment Bylaw No. 5291, 2024**

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District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5291, 2024

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. 5291, 2024.

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-B4 Ambleside Apartment Area in its entirety and inserting in its place Policies & Guidelines BF-B4 Ambleside Apartment Area, attached as Schedule A.

Schedules

Schedule A – Policies & Guidelines BF-B4 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-B4 Ambleside Apartment Area

POLICIES & GUIDELINES BF-B 4

AMBLESIDE APARTMENT AREAS



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

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 15.24 metres (4 storeys) and 1.75 FAR; or
- b. Rent-to-own apartments up to 18.29 metres (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 21.33-27.43 metres (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 21.33-27.43 metres (6-8 storeys) at 2.5 FAR.

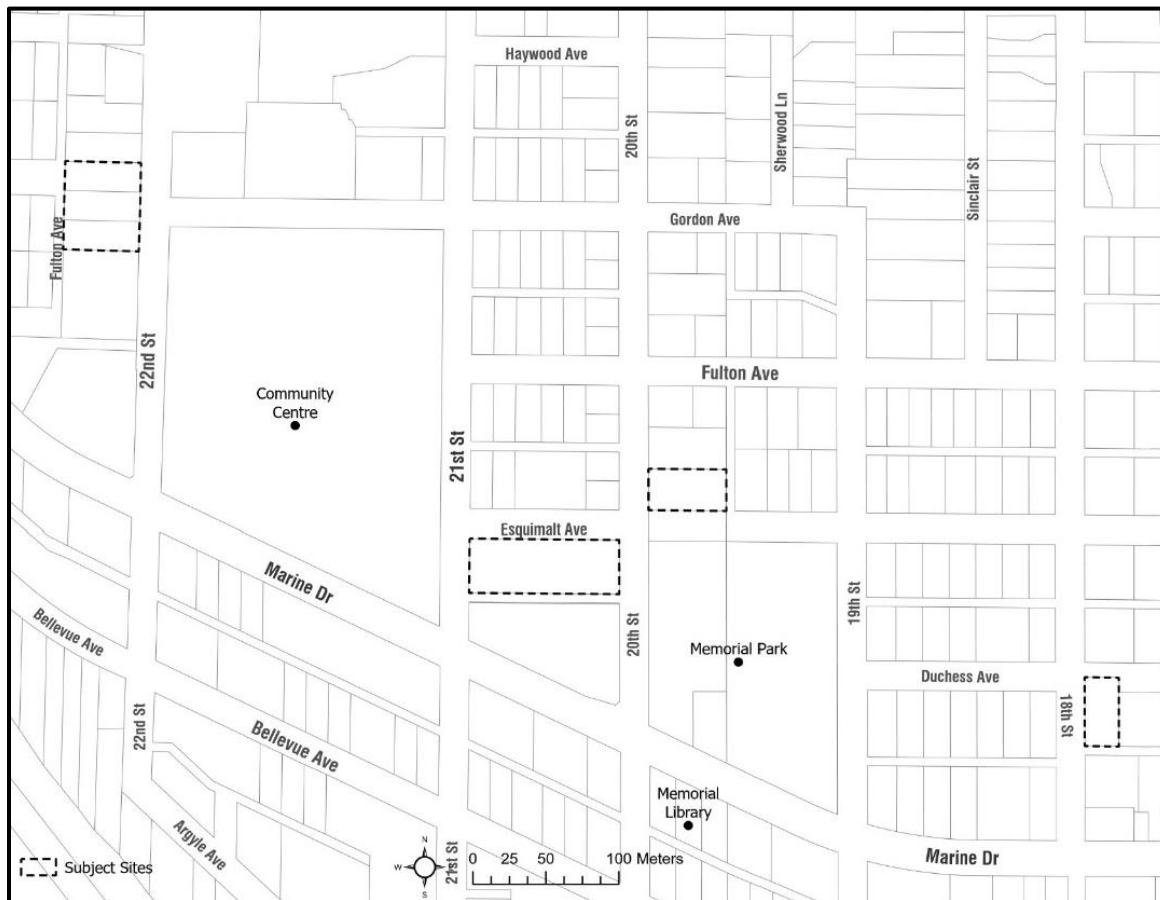


Map 3: District-Owned Lands, South Face, 1500 Block of Fulton Avenue

Policy BF-B 4.4.3

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

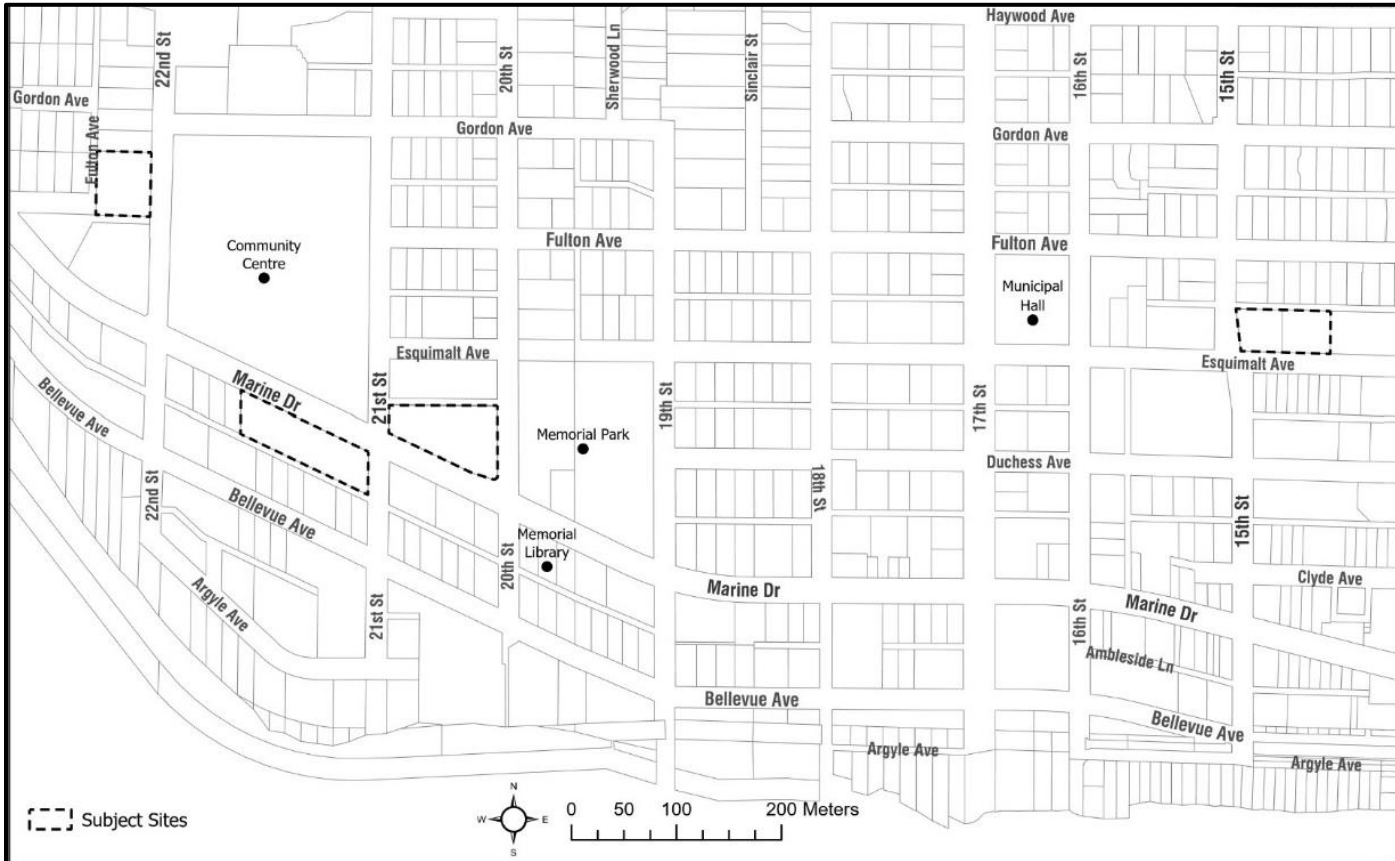
- a. Up to 15.24 metres (4 storeys) and 1.6 FAR where strata residential-only; or
- b. Up to 15.24 metres (4 storeys) and 2.0 FAR where strata residential with community use and/or public assembly use; or
- c. Up to 21.33 metres (6 storeys) and 2.5 FAR where rental residential-only; or
- d. Up to 21.33 metres (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 21.33-27.43 metres (6-8 storeys) and 2.5 FAR for seniors housing.

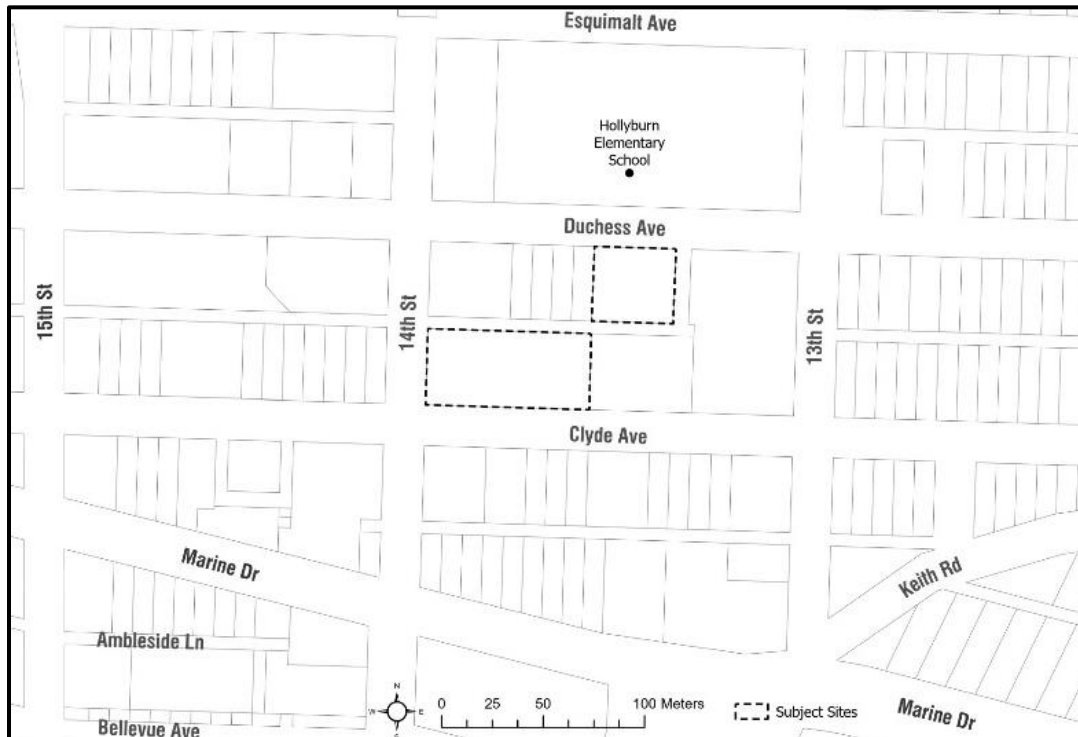


Map 5: Private, Non-Profit and Senior Government-Owned Age-Restricted Sites

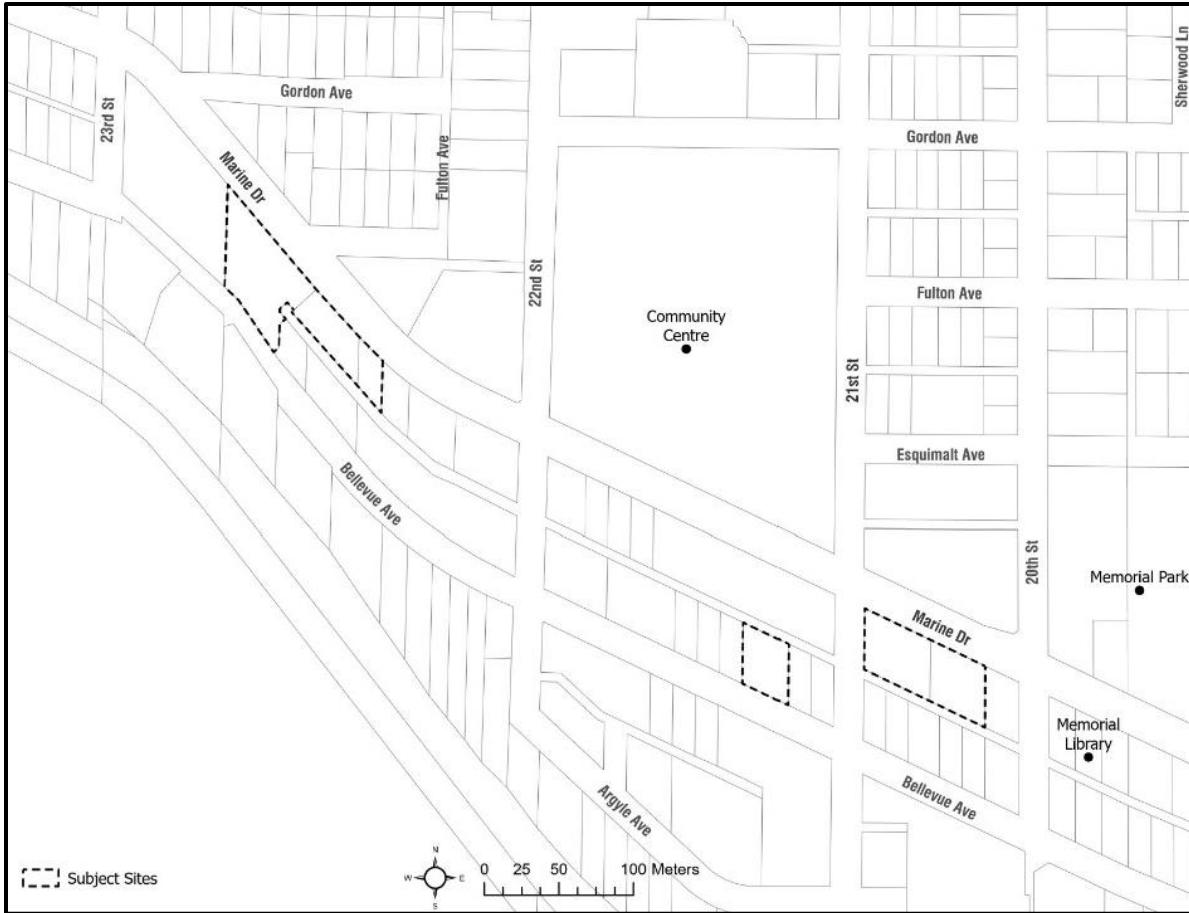
Policy BF-B 4.4.5

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

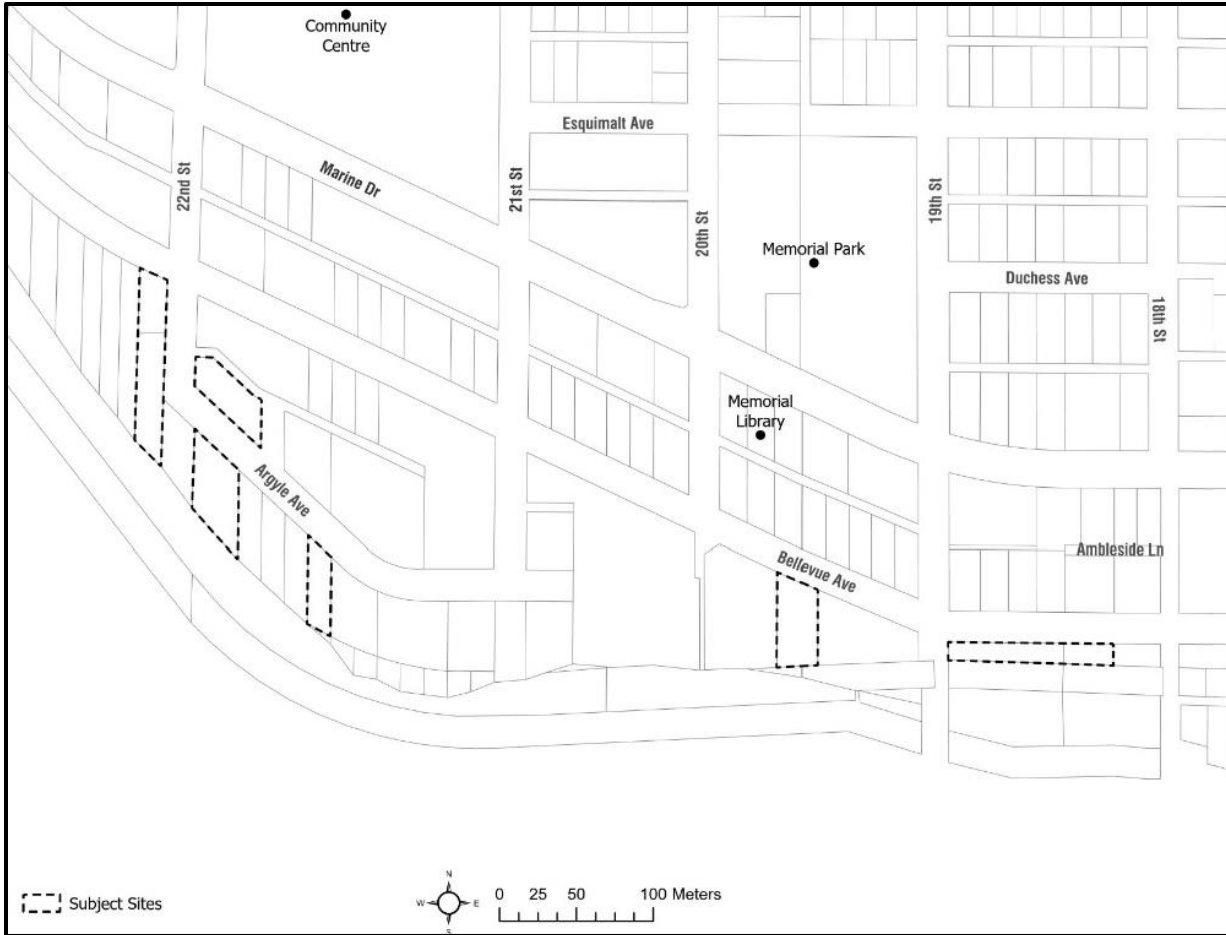
- a. Renewing former Land Use Contract sites on the 1300 block of Duchess Avenue and Clyde Avenue up to 21.33-30.48 metres (6-9 storeys) and 2.0 FAR, with appropriate heights to be determined through contextual review of the proposal;
- b. Supporting Hollyburn Corner and reflecting the western apartment sub-area up to 21.33-30.48 metres (6-9 storeys) and 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 12.19 metres (3 storeys) from the higher of the street or lane; and
- d. Allowing infill housing alongside the continued rental use of existing units on large sites, up to a total site density based on the tenure of the infill:
 - i. Strata up to 2.5 FAR;
 - ii. Mixed strata and rental, or rent-to-own, up to 2.75 FAR; or
 - iii. Rental or co-op up to 3.0 FAR;with appropriate heights to be determined through contextual review of the proposal.



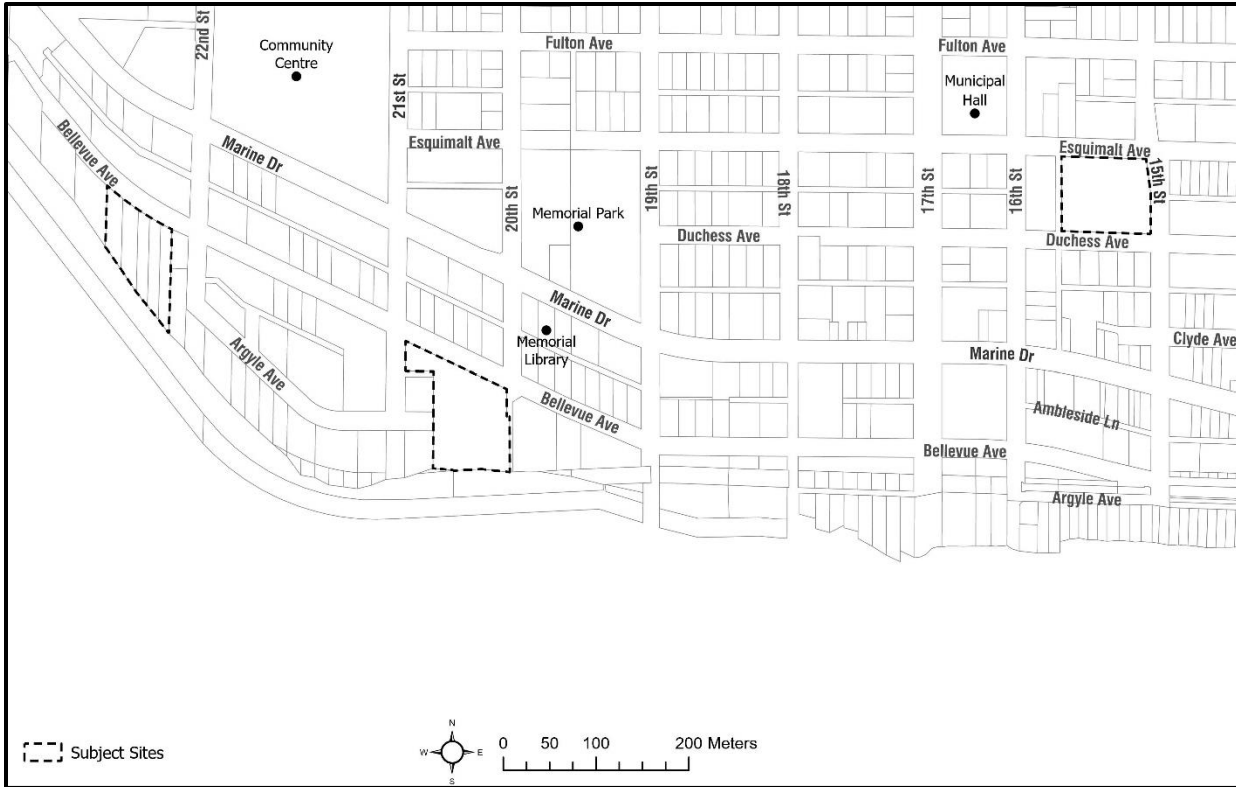
Map 6 A: Former Land Use Contract Sites, 1300 block of Duchess Avenue and Clyde Avenue



Map 6 B: Sites Around Hollyburn Corner



Map 6 C: Waterfront Sites



Map 6 D: 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

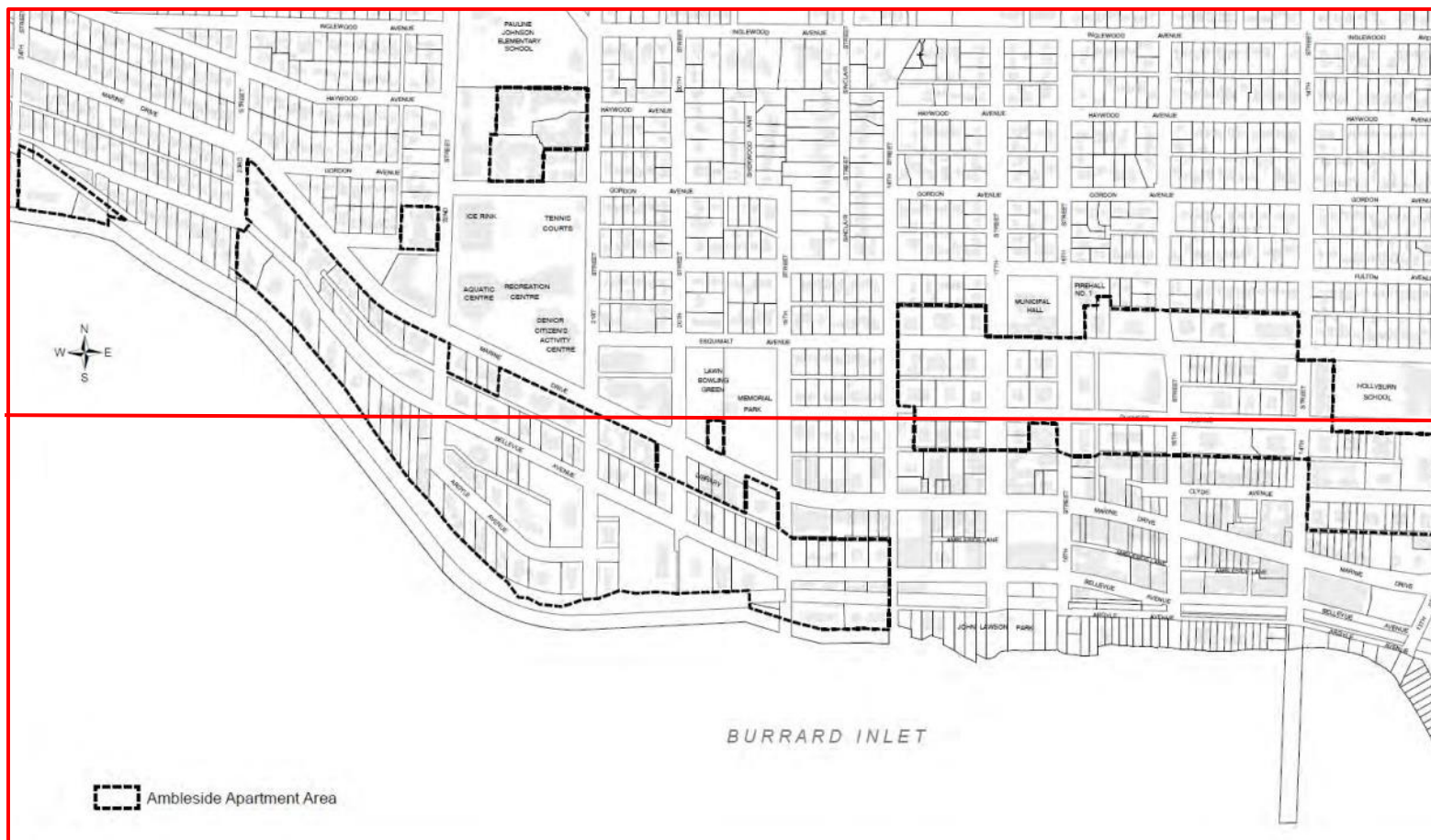
- a. Locate parking underground to maximize ground level open spaces for landscape elements and treatments.
- b. Encourage underground garage entries to provide an appealing entrance from the streetscape with the use of planters and/or trellis structures.
- c. Discourage large expanses of ground level 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.

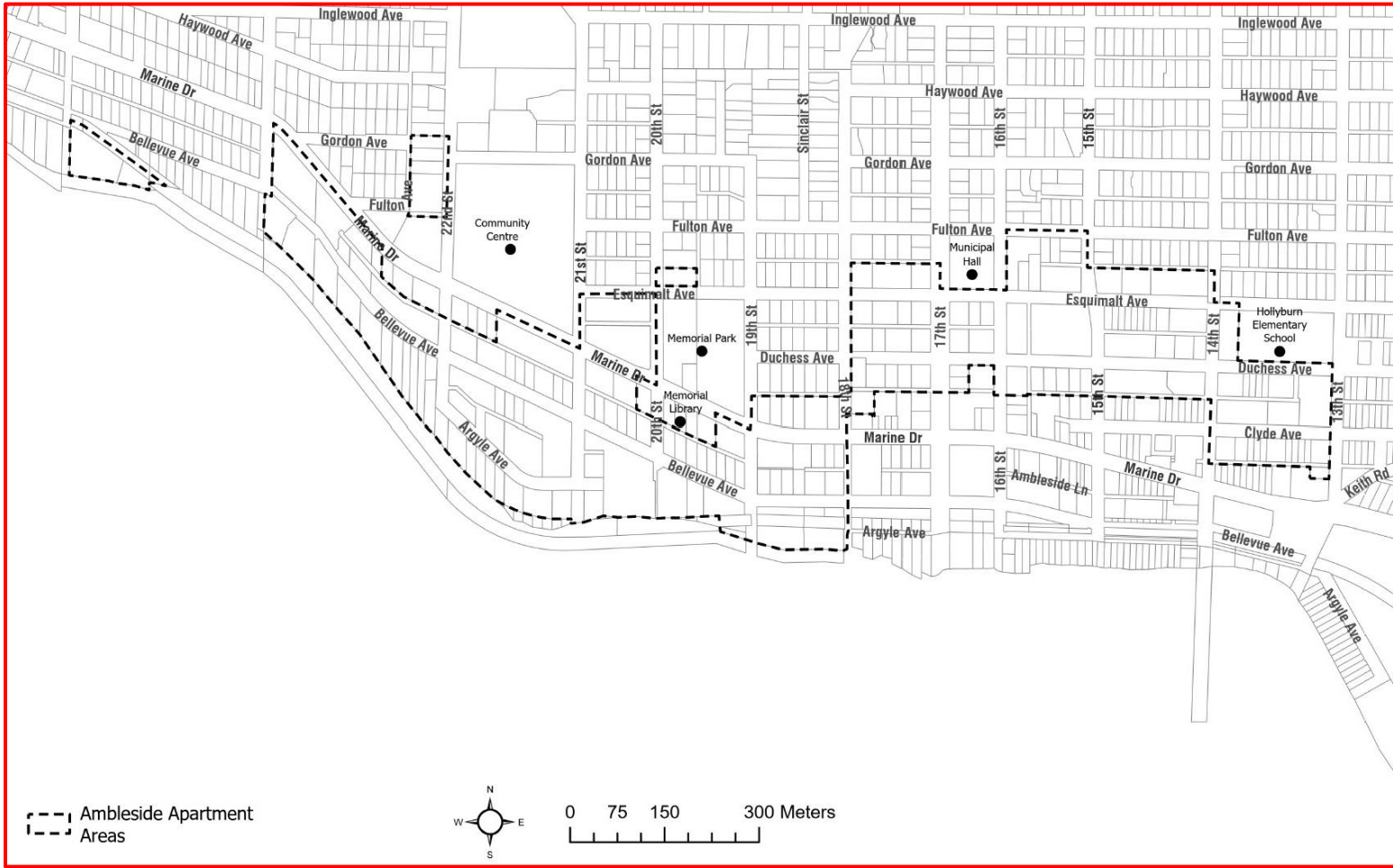
Official Community Plan Bylaw No. 4985, 2018 – Proposed Changes

Below is a copy of the existing Ambleside Apartment Area Guidelines BF-B 4, with proposed changes from the August 30, 2023, Council Report – including additions and deletions – shown in red text. New proposed revisions based on Council discussion at the October 30, 2023, meeting are shown in blue 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 15.24 metres (4 storeys) and 1.75 FAR; or
- b. Rent-to-own apartments up to 18.29 metres (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 21.33-27.43 metres (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 21.33-27.43 metres (6-8 storeys) at 2.5 FAR.

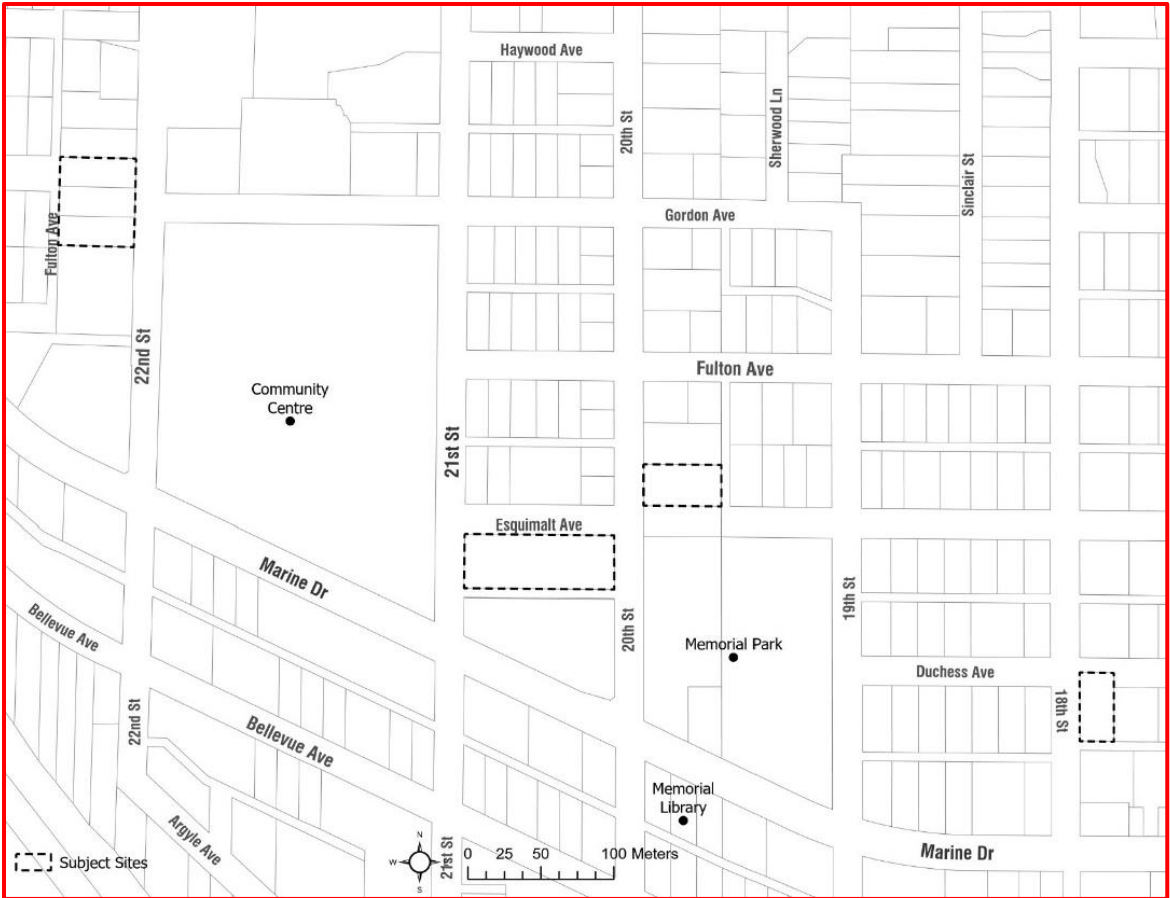


Map 3: District-Owned Lands, South Face, 1500 Block of Fulton Avenue

Policy BF-B 4.4.3

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

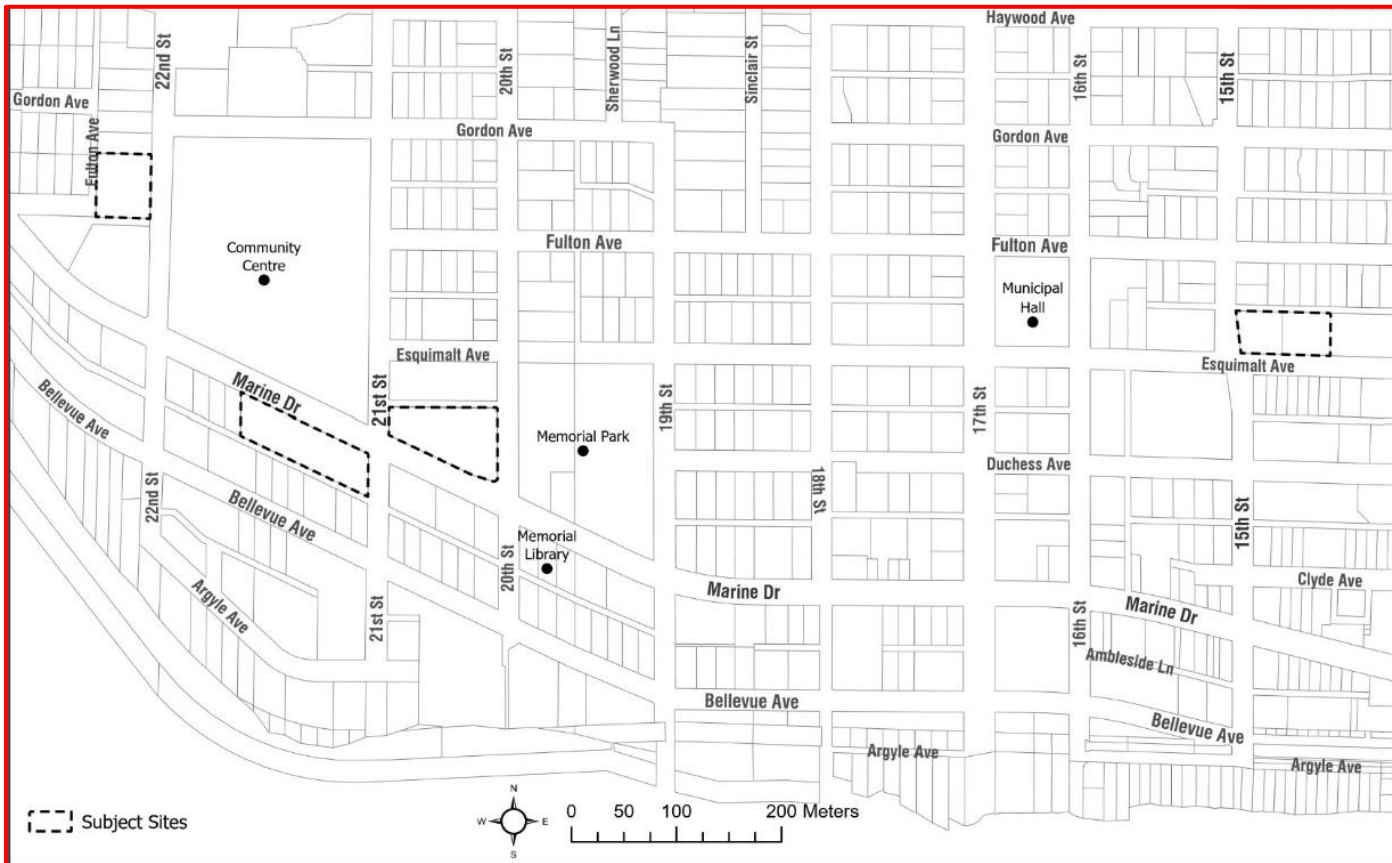
- a. Up to 15.24 metres (4 storeys) and 1.6 FAR where strata residential-only; or**
- b. Up to 15.24 metres (4 storeys) and 2.0 FAR where strata residential with community use and/or public assembly use; or**
- c. Up to 21.33 metres (6 storeys) and 2.5 FAR where rental residential-only; or**
- d. Up to 21.33 metres (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 21.33-27.43 metres (6-8 storeys) and 2.5 FAR for seniors housing.

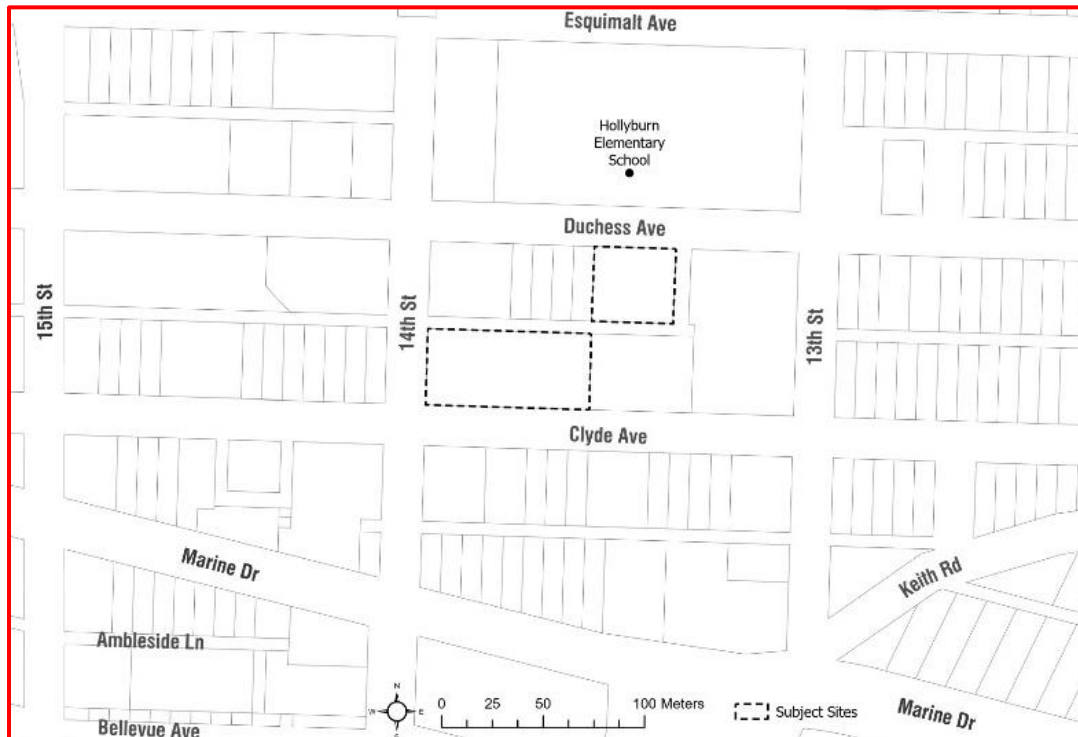


Map 5: Private, Non-Profit and Senior Government-Owned Age-Restricted Sites

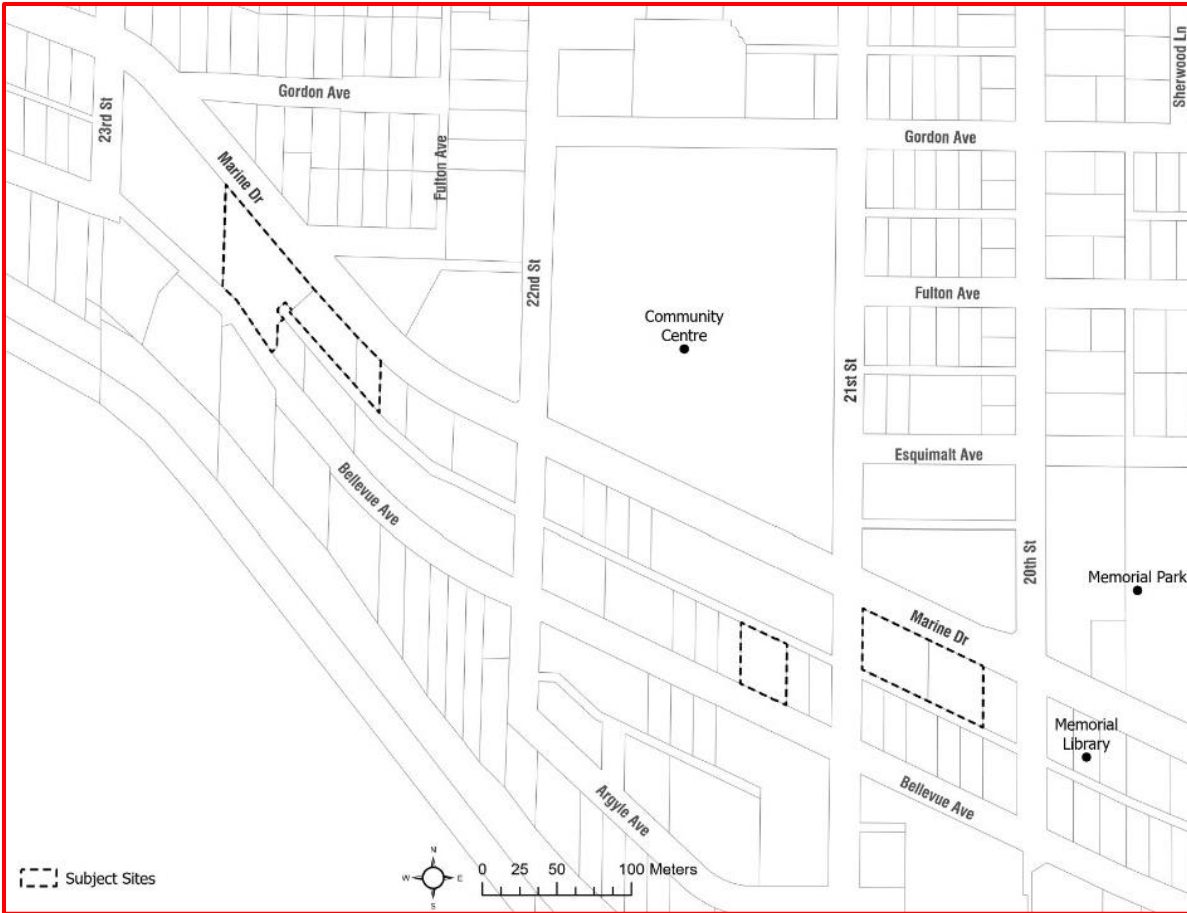
Policy BF-B 4.4.5

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

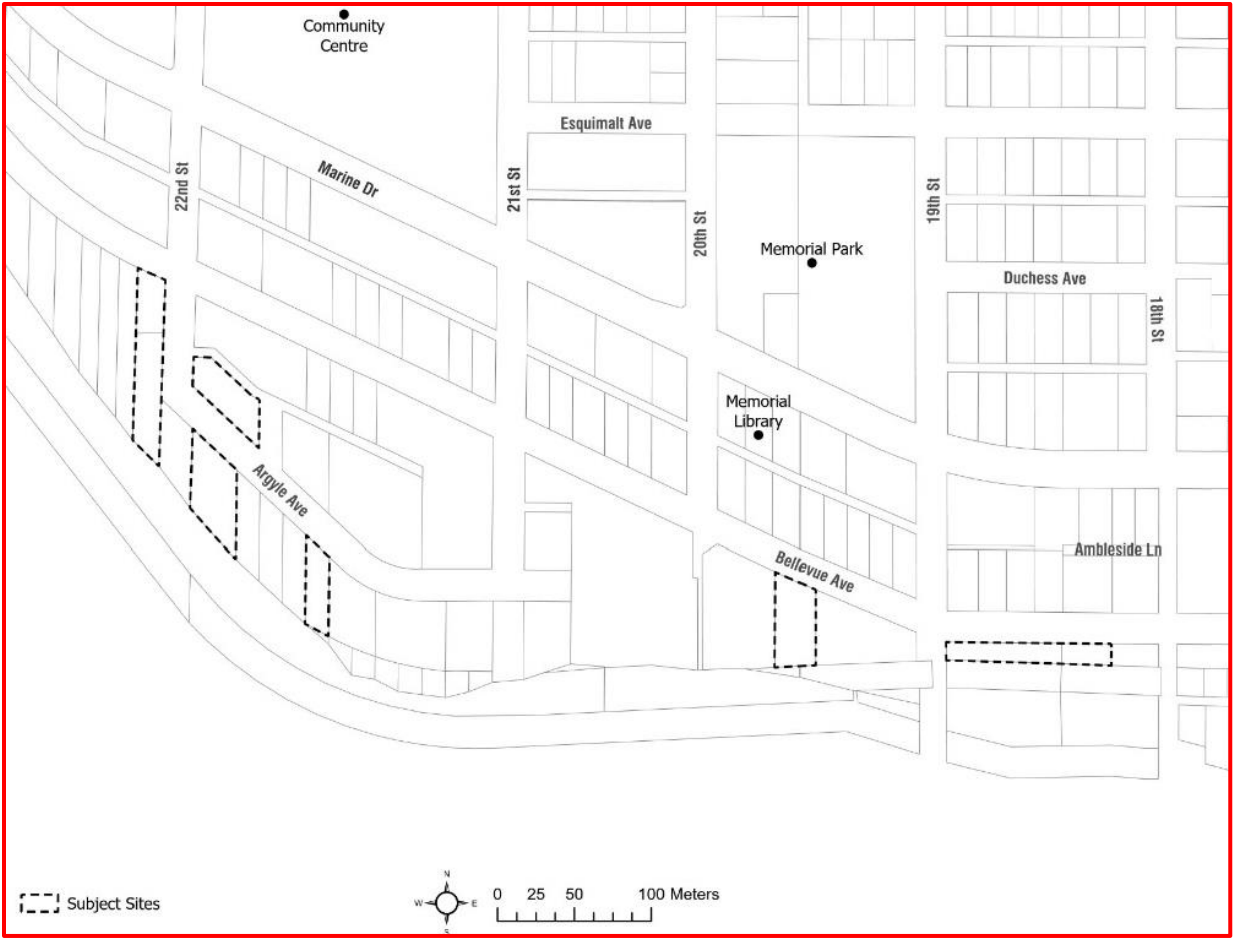
- a. Renewing former Land Use Contract sites on the 1300 block of Duchess Avenue and Clyde Avenue up to **21.33-30.48 metres (6-9 storeys) and 2.0 FAR**, with appropriate heights to be determined through contextual review of the proposal;
- b. Supporting Hollyburn Corner and reflecting the western apartment sub-area up to **21.33-30.48 metres (6-9 storeys) and 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 **12.19 metres (3 storeys)** from the higher of the street or lane; and
- d. **Allowing infill housing alongside the continued rental use of existing units on large sites, up to a total site density based on the tenure of the infill:**
 - i. **Strata up to 2.5 FAR;**
 - ii. **Mixed strata and rental, or rent-to-own, up to 2.75 FAR; or**
 - iii. **Rental or co-op up to 3.0 FAR;**with appropriate heights to be determined through contextual review of the proposal.



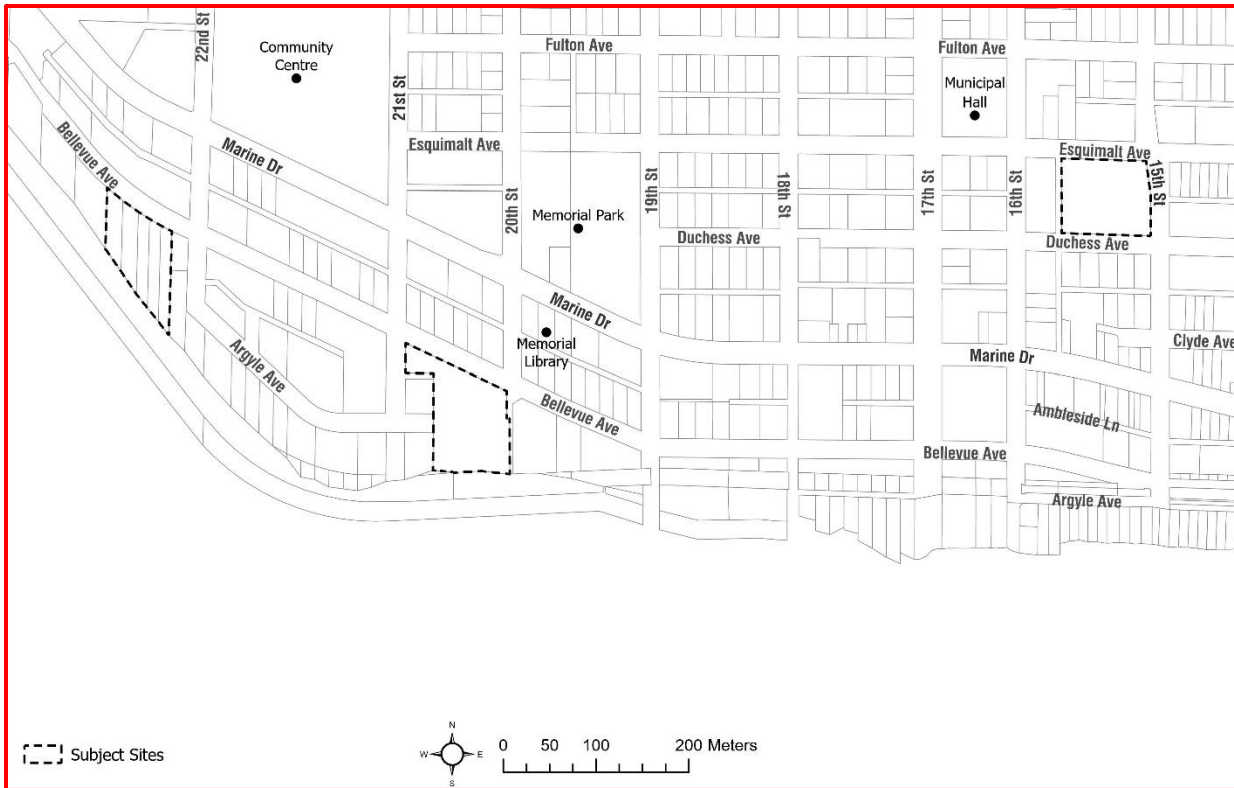
Map 6 A: Former Land Use Contract Sites, 1300 block of Duchess Avenue and Clyde Avenue



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.

Ambleside LAP: Apartment Area Visualization

Introduction

As part of the LAP process, bylaw amendments have been proposed to the OCP to guide long-term change for Ambleside's apartment areas. This document has been prepared as an accompaniment to these bylaw amendments, to support Council and community understanding of the forms of development that may incrementally occur over the coming decades.

The following three-dimensional visualizations show Ambleside's existing buildings together with the kinds of potential new buildings that could be enabled by the proposed OCP bylaws. The images do not show "actual" new buildings. They are illustrative only, intended to show how the proposed OCP amendments - and the resulting range of housing types - could respond and relate to Ambleside's existing built form context and "fabric".

New development would be gradual and most sites illustrated in this document are unlikely to redevelop within the LAP's 2041 timeframe. Any development would require owner interest, site-specific design, formal application, technical review - and so on. Any proposal would also be subject to existing OCP apartment form and character design guidelines (which would remain unchanged).

How to "read" these illustrations

Each image shows (to scale) existing buildings in Ambleside as white. Different colours are used to show (also to scale) the potential massing of the range of proposed housing forms:

Diverse 1800 block

Options for strata up to 4 storeys, rent-to-own up to 5 storeys, or rental, seniors, or strata with below-market rental, from 6 to 8 storeys.

Community use & housing

Four sites with options for new community use, and strata, rental, or strata with below-market rental, from 4 to 6 storeys.

LUC renewal

Two sites with expiring Land Use Contracts for new strata at the scale of surrounding buildings, from 6 to 9 storeys.

Waterfront missing middle

Eight narrow sites to provide more missing middle housing typologies like townhouses or multiplexes, up to 3 storeys.

District lands

1500 block Fulton Avenue south, with housing market: market, mix, and tenure to be determined by Council, from 6 to 8 storeys.

Expanded seniors

Five existing, age-restricted sites to increase the supply of seniors housing, from 6 to 8 storeys.

Strata renewal

Six sites within the western apartment area for new strata at the scale of surrounding buildings, from 6 to 9 storeys.

Large lot infill

Three sites for infill buildings, as strata (2.5 FAR), mixed strata / rental or rent-to-own (2.75 FAR), or rental or co-op (3.0 FAR).

Note: The above is a summary - please see the proposed bylaw itself for the full proposed regulatory controls over land use, height, and density.

The visualizations

The first four images show an overview of the apartment area from different angles. The following nine images provide closer perspectives of different locations.

Ambleside LAP: Apartment Area Visualization
Apartment area overview, looking northwest



Existing



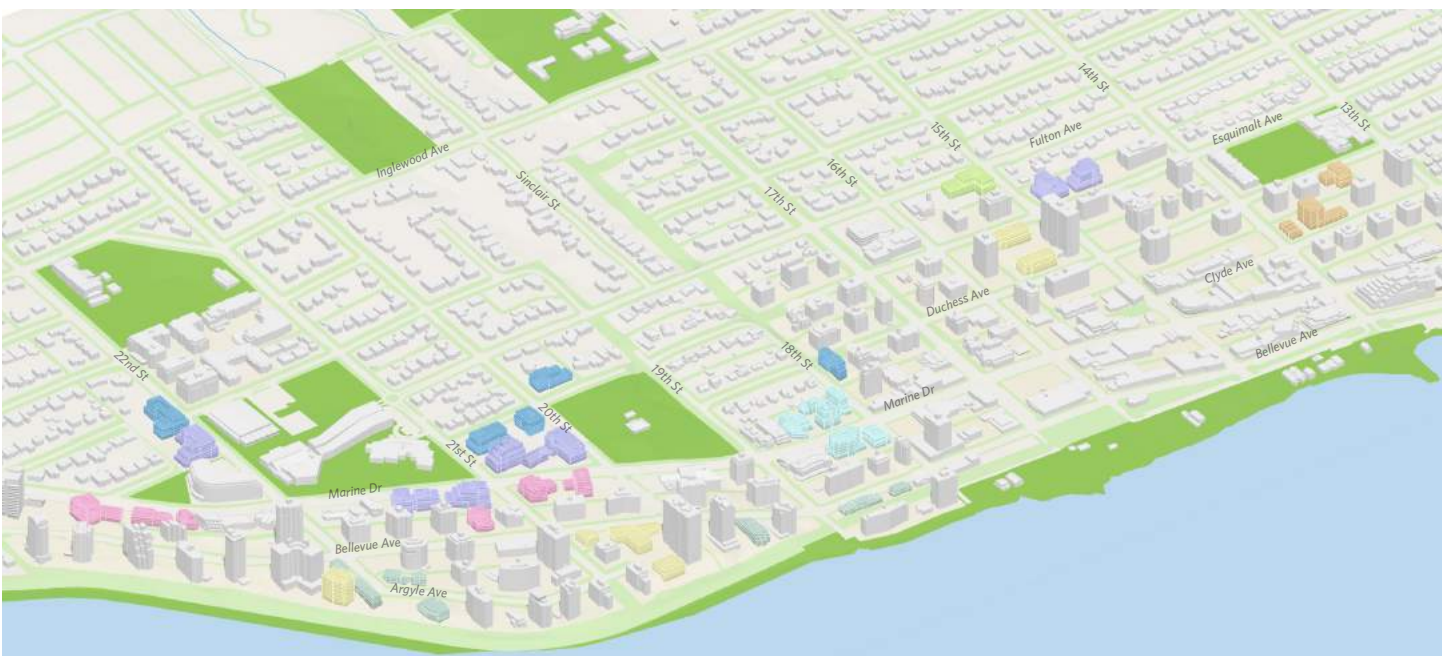
Potential

- | | | | |
|---|--|--|---|
| ■ Community use & housing | ■ Expanded seniors | ■ Strata renewal | ■ Waterfront missing middle |
| ■ Diverse 1800 block | ■ District lands | ■ LUC renewal | ■ Large lot infill |


Ambleside LAP: Apartment Area Visualization
Apartment area overview, looking northeast



Existing



Potential

- | | | | |
|--|--|--|---|
|  Community use & housing |  Expanded seniors |  Strata renewal |  Waterfront missing middle |
|  Diverse 1800 block |  District lands |  LUC renewal |  Large lot infill |

Ambleside LAP: Apartment Area Visualization
Apartment area overview, looking southeast



Existing



Potential

- | | | | |
|---|--|--|---|
| ■ Community use & housing | ■ Expanded seniors | ■ Strata renewal | ■ Waterfront missing middle |
| ■ Diverse 1800 block | ■ District lands | ■ LUC renewal | ■ Large lot infill |

Ambleside LAP: Apartment Area Visualization
Apartment area overview, looking southwest



- | | | | |
|---|--|--|---|
| ■ Community use & housing | ■ Expanded seniors | ■ Strata renewal | ■ Waterfront missing middle |
| ■ Diverse 1800 block | ■ District lands | ■ LUC renewal | ■ Large lot infill |

Ambleside LAP: Apartment Area Visualization

19th to 22nd St, along Bellevue Ave, looking north-



Existing



Potential

- Community use & housing
- Expanded seniors
- Strata renewal
- Waterfront missing middle
- Large lot infill

Ambleside LAP: Apartment Area Visualization
21st St and Bellevue Ave, looking northwest



Existing



Potential

- Community use & housing
- Expanded seniors
- Strata renewal
- Waterfront missing middle
- Large lot infill

Ambleside LAP: Apartment Area Visualization

22nd St and Marine Dr, looking southeast



Existing



Potential

- Community use & housing
- Expanded seniors
- Strata renewal
- Waterfront missing middle
- Large lot infill

Ambleside LAP: Apartment Area Visualization

18th to 22nd St, along Marine Dr, looking west



Existing



Potential

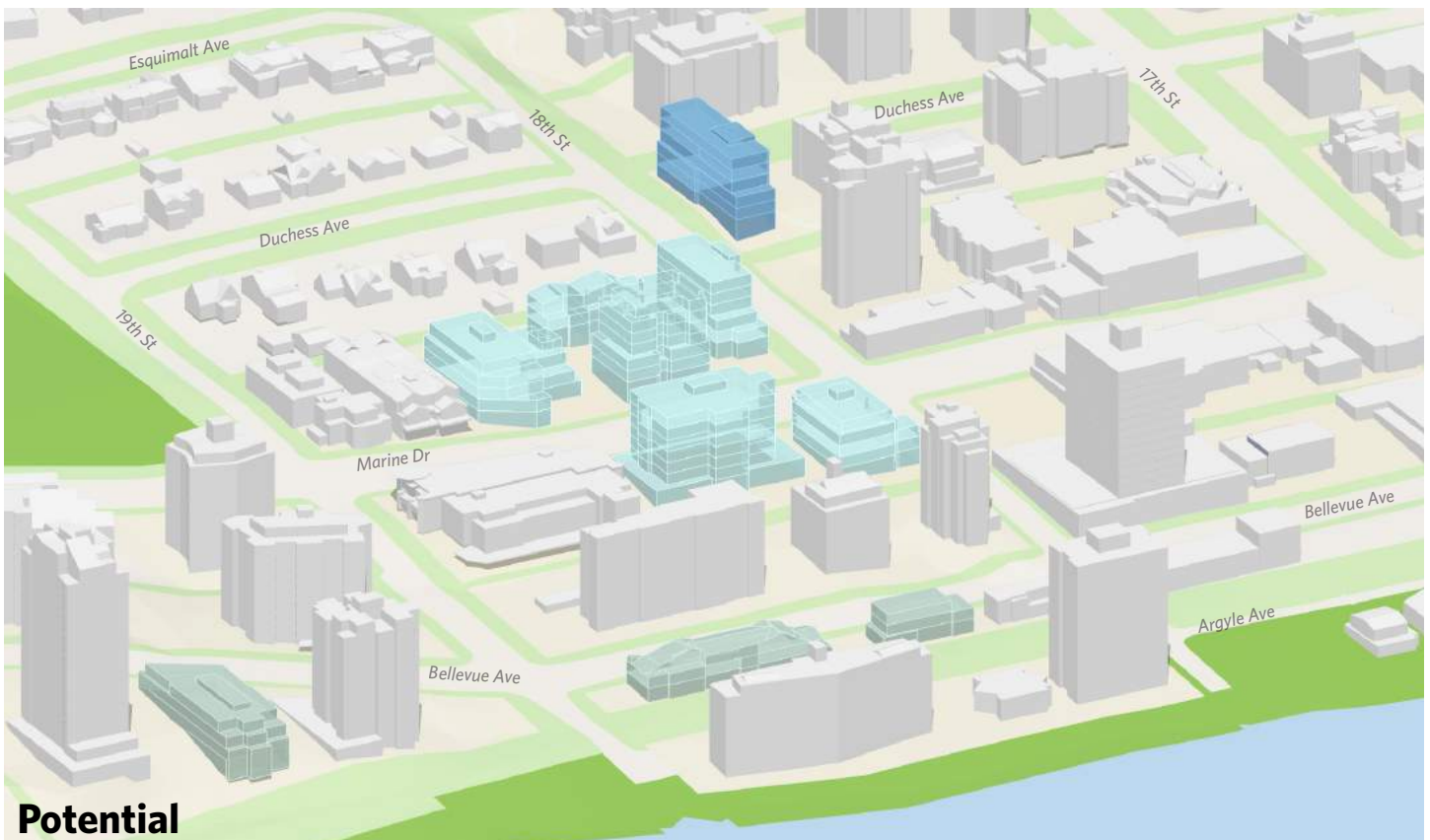
- Community use & housing
- Expanded seniors
- Strata renewal
- Waterfront missing middle
- Large lot infill
- Diverse 1800 block

Ambleside LAP: Apartment Area Visualization

1800 block, looking northeast



Existing



Potential

Community use & housing Diverse 1800 block Waterfront missing middle

Ambleside LAP: Apartment Area Visualization
1800 block, looking southwest



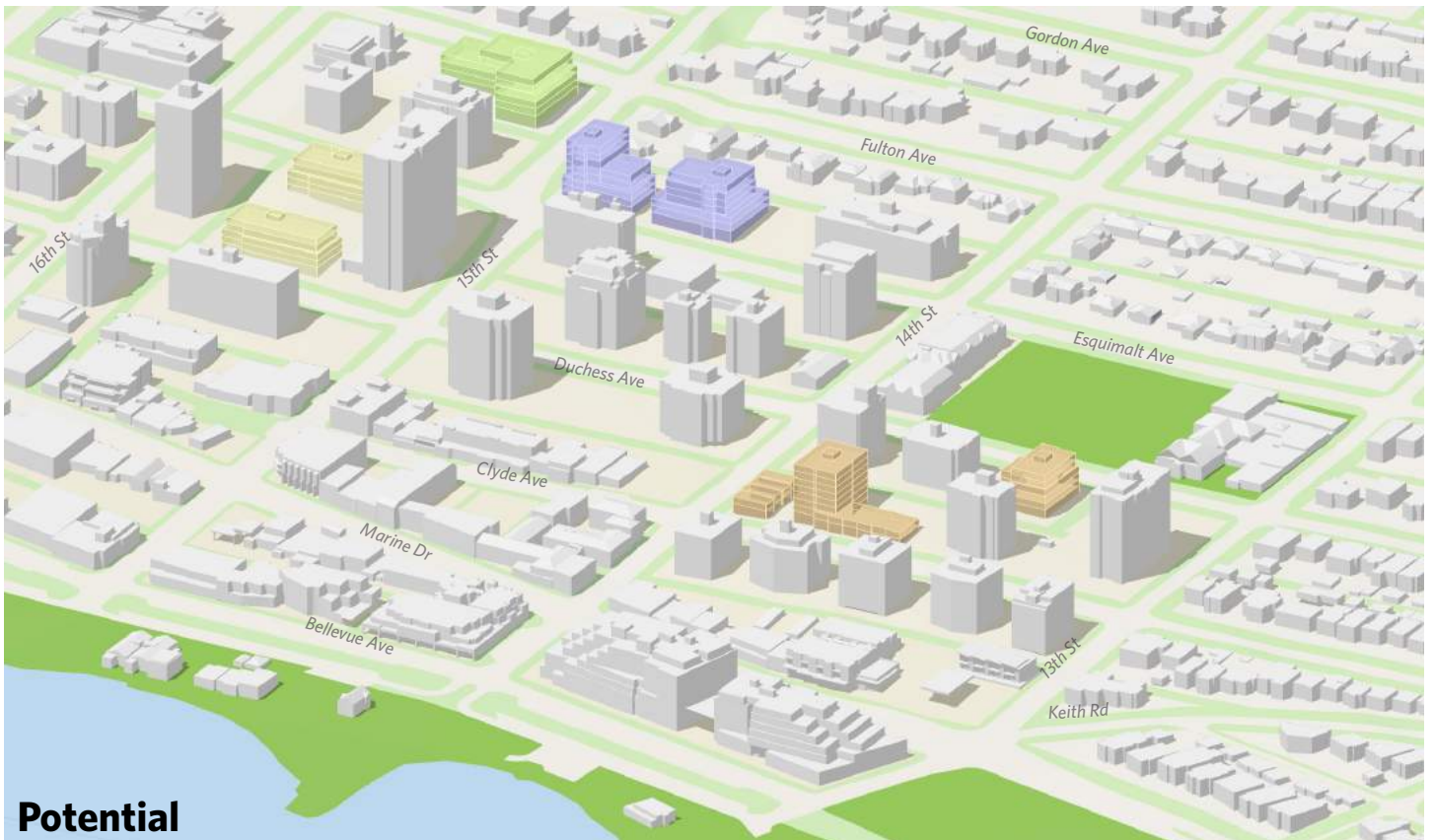
Community use & housing Diverse 1800 block Large lot infill Waterfront missing middle

Ambleside LAP: Apartment Area Visualization

13th to 16th St, looking northwest



Existing



Potential

- Expanded seniors
- District lands
- Large lot infill
- LUC renewal

Ambleside LAP: Apartment Area Visualization

13th through 16th St, looking south



Existing



Potential

- Expanded seniors
- District lands
- Large lot infill
- LUC renewal

Ambleside LAP: Apartment Area Visualization

14th through 17th St, looking southwest



Expanded seniors District lands Large lot infill