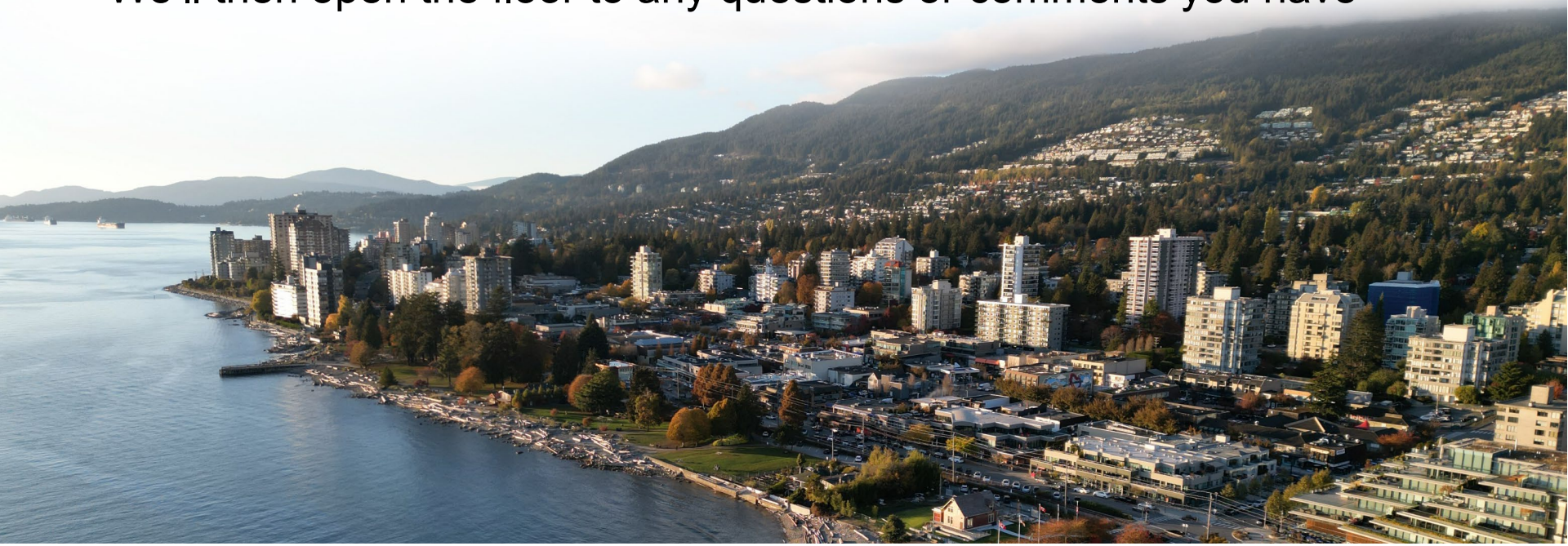


Welcome!

Ambleside Local Area Plan (LAP)

Apartment Area: Town Hall

- Tonight is a chance to hear from you
- Please help yourself to refreshments, look at the displays, and mingle
- Staff will provide a presentation at 5:00 p.m.
- We'll then open the floor to any questions or comments you have



Presentation outline

Thanks for coming this evening!

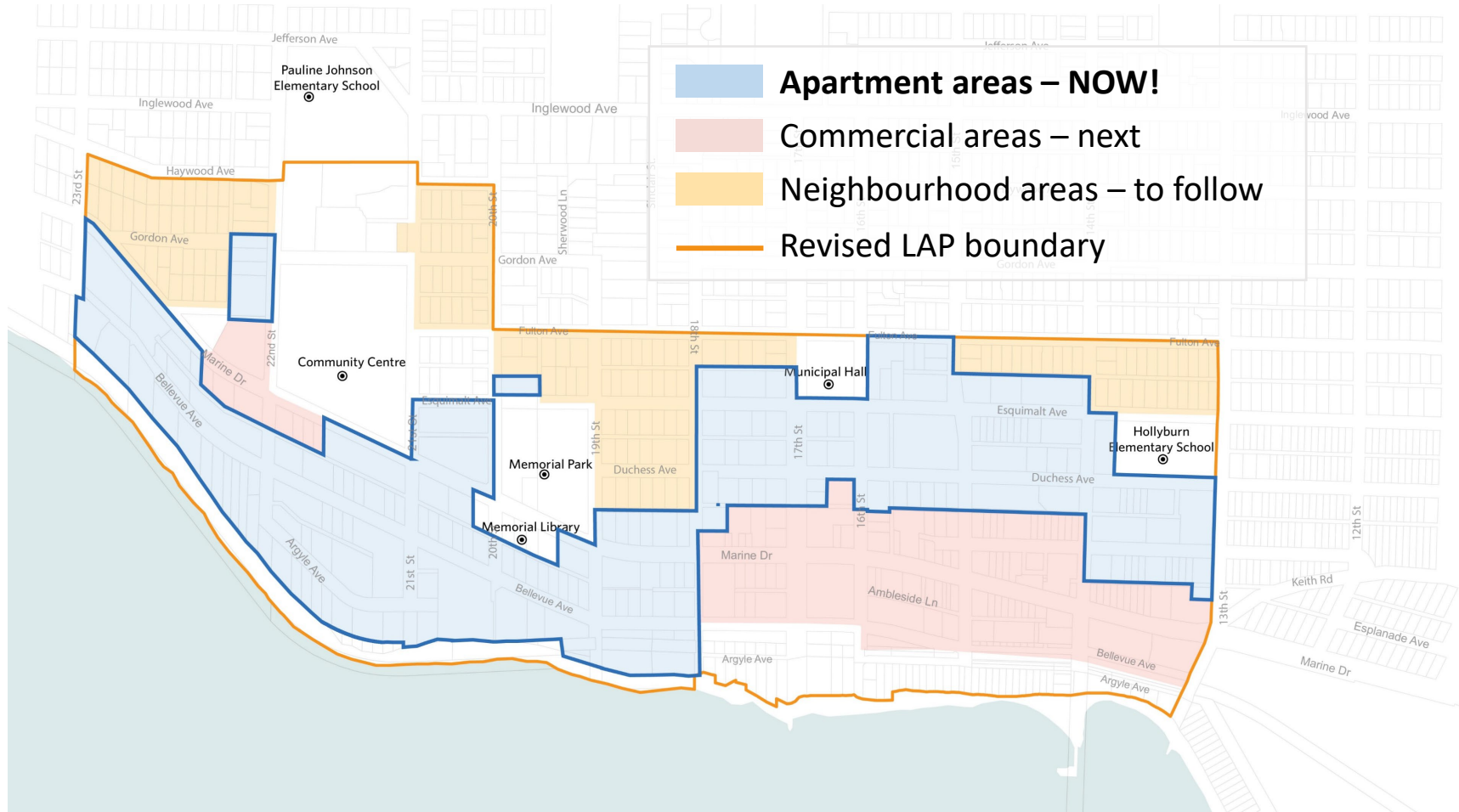
Tonight is about hearing from you, so the presentation will be short:

- Where is the apartment area and what's built there today?
- What policies have been proposed for the future of this area?
- Why have these policies been proposed and how would they fit Ambleside?

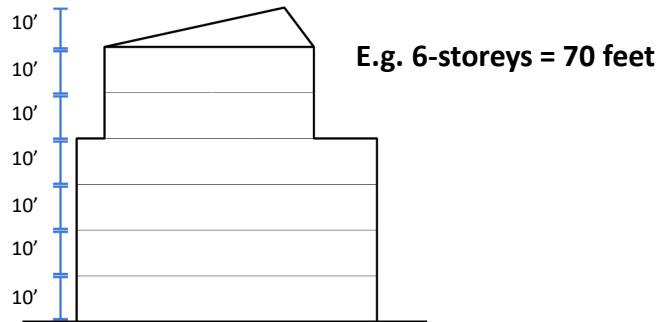
The floor will then be open for your comments and questions.

Where is the apartment area we're discussing?

Tonight is about the “blue” area of the LAP

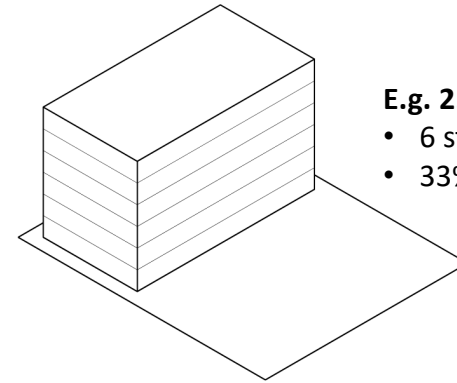


What are the planning “terms” we’ll be using?



Height as Measured Storeys

10 feet per storey + 10 feet for building design



E.g. 2.0 FAR could be:

- 6 storeys
- 33% site coverage

Density as Floor Area Ratio

$\text{FAR} = \frac{\text{Building sq ft}}{\text{Lot area sq ft}}$

<p>Section 300 - Multiple Dwelling Zones</p> <p>301 - RM1 Multiple Dwelling Zone 1</p>	
SECTION	REGULATION
301.01	<p>Permitted Uses</p> <ul style="list-style-type: none"> (a) residential buildings and uses (b) apartment buildings (c) retail uses (d) community uses (e) public meetings (f) home-based businesses (g) taverns (h) single family dwellings
301.02	<p>Characteristics of Use</p> <ul style="list-style-type: none"> (1) The building is not more than 3 stories within any single family dwelling or single dwelling. (2) Accessory buildings and uses are permitted for single family dwellings and single dwellings only.
301.03	<p>Site Area</p> <ul style="list-style-type: none"> (1) Apartment building - 5,000 square metres minimum (2) Single dwelling - 300 square metres minimum (3) Single family dwelling - 350 square metres minimum
301.04	<p>Site Width</p> <ul style="list-style-type: none"> (1) Apartment building - 30.2 metres minimum (2) All other permitted uses - 10.1 metres minimum

Zoning Bylaw

Existing development rights and restrictions

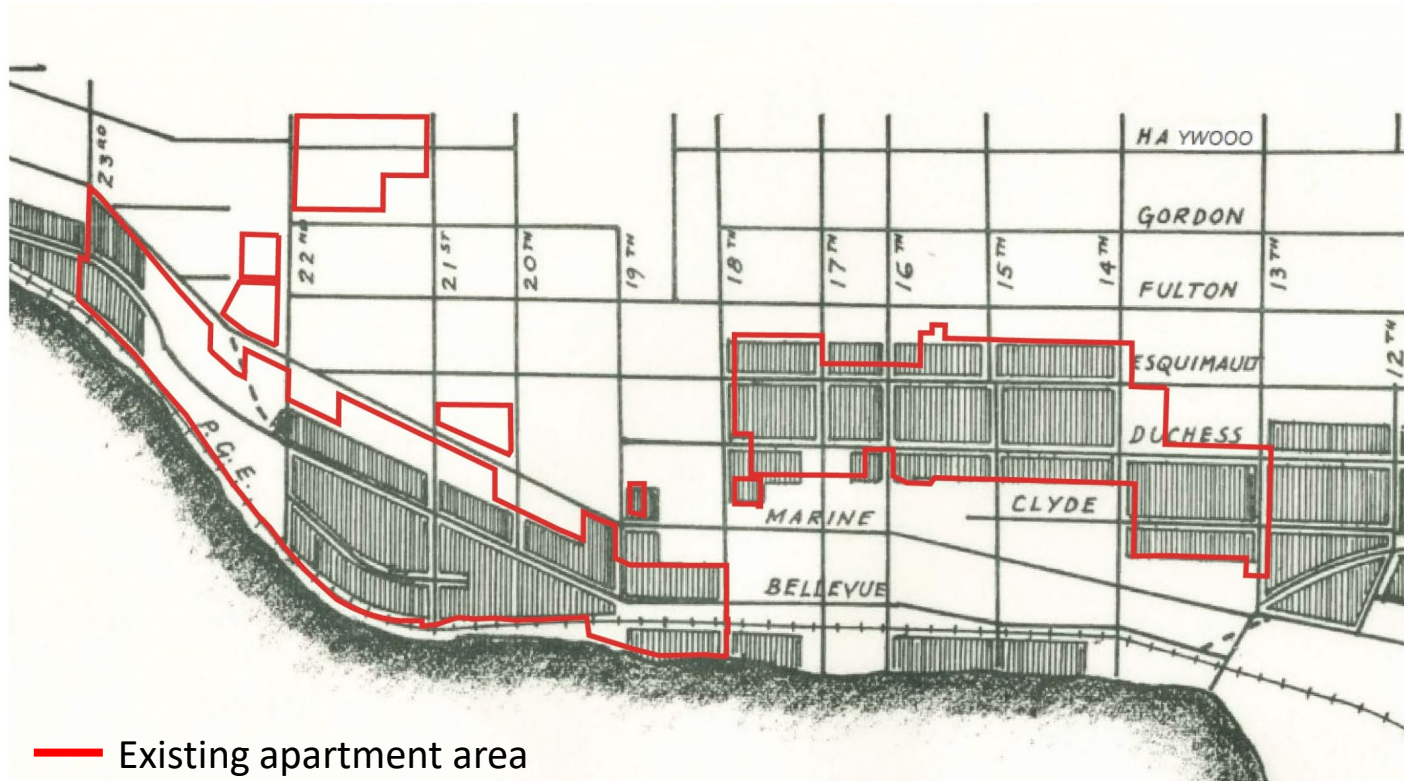
GUIDELINES	
<p>AMBLESIDE APARTMENT AREA GUIDELINES BF-S 4</p> <p>Policy BF-S 4 Ensure that new development in the Ambleside Apartment Area has a high quality of design and is in keeping with surrounding development.</p> <p>Development Permit Area Designation BF-S 4 The Ambleside Apartment Area, as defined and bounded by the Ambleside Apartment Area Development Permit Area Designation Map BF-S 4, is designated a Development Permit Area.</p>	
<p>Categories</p> <p>Conditions</p> <ul style="list-style-type: none"> to ensure a high level of design quality 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 	<p>Guidelines Schedule</p> <p>Development</p> <ul style="list-style-type: none"> 1. does not require the construction of any new buildings or structures, or 2. for a new building or structure 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-S 4, or 3. for a new building or structure that is considered to have no material 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-S 4.
<p>Policy BF-S 5 There will be no expansion of the boundaries of the Ambleside Apartment Area to extend the high density, high-rise development area.</p> <p>Policy BF-S 6 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-rise multiple dwelling category.</p>	

OCP Bylaw

Policies guiding future redevelopment

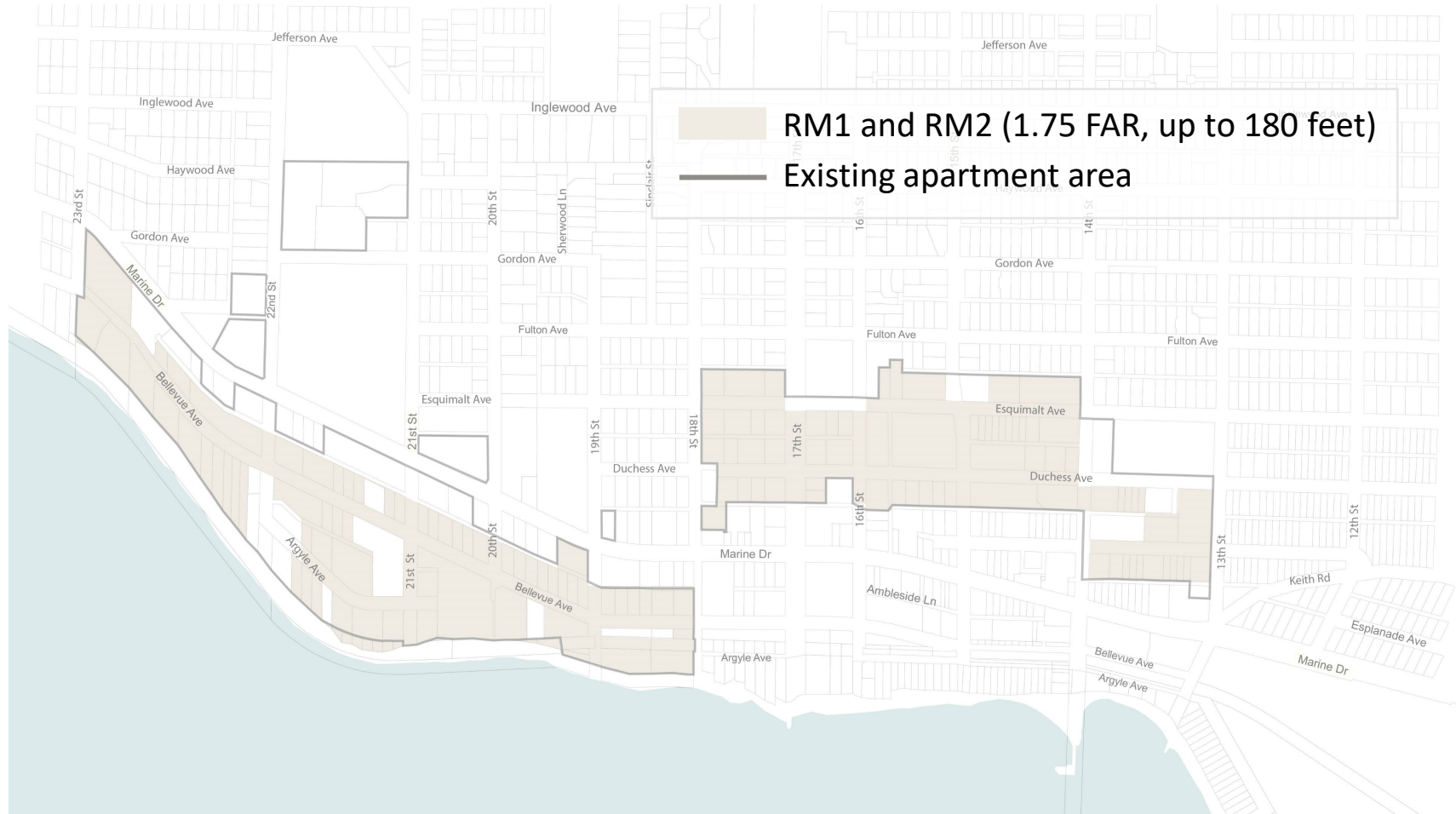
When was the apartment area created?

It was established in 1959, and mostly built out 1960s and 1970s

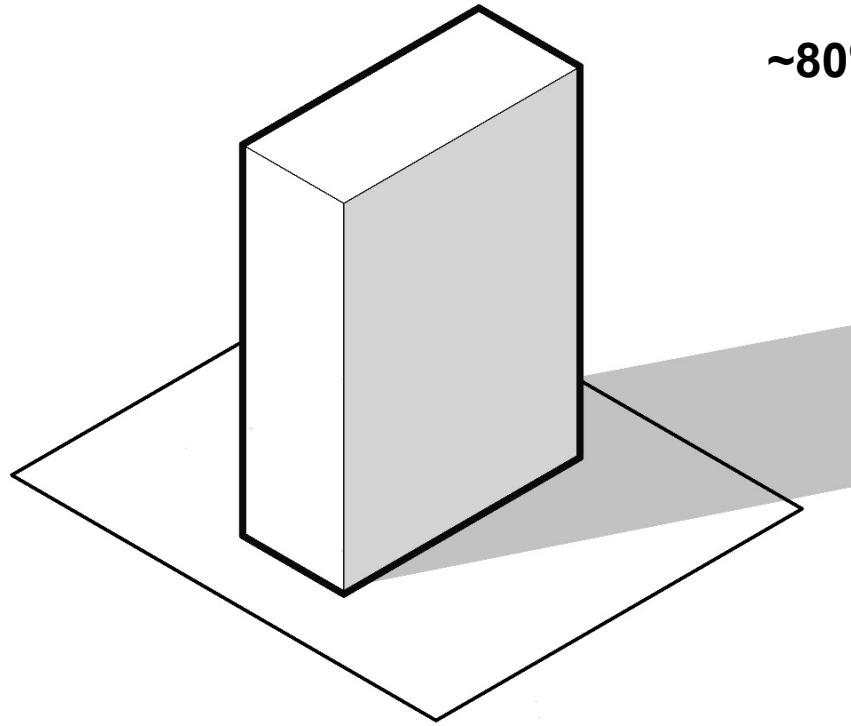


What's in the apartment area today?

~80% of this area is zoned RM 1 and 2 (the mid- and high-rise buildings that surround us)



This RM 1 and 2 zoning is not in question tonight



~80% of Apartment Area (RM1 + RM2)

**55 Strata Buildings
(~1500 units)**

**30 Rental Buildings
(~1600 units)**

On Monday, Council directed staff to amend the RM zones to protect the existing purpose-built rental sites, and to allow up to 3.0 FAR provided rental bedrooms are replaced and a plan for tenant support(s) is provided.

So, what are we discussing tonight?

For the ~20% of the apartment area that isn't zoned RM1 or RM2:

- We think there are opportunities for regeneration, diversity, affordability
- We think there are four ways we can do this (which I'll describe)

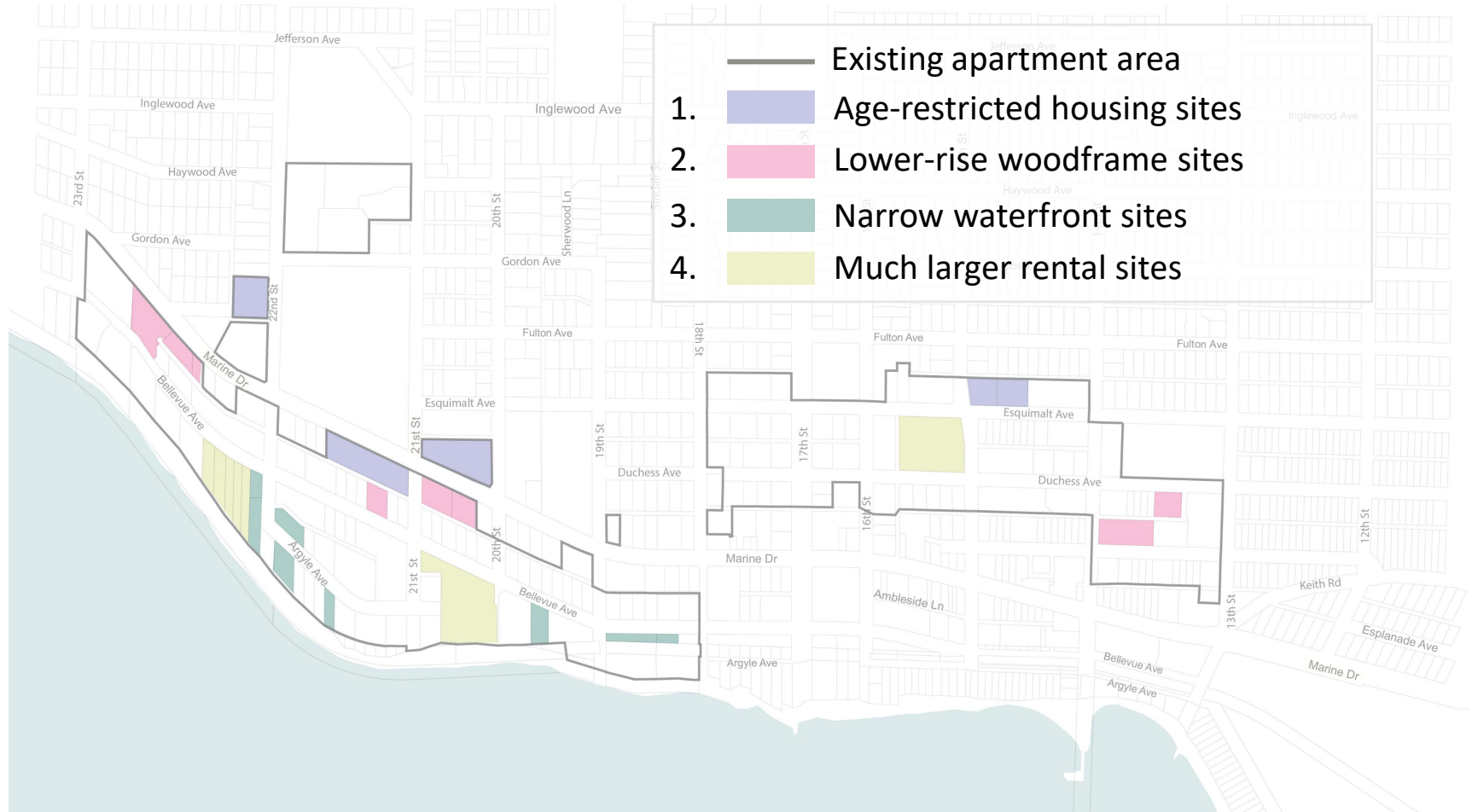
There are also fairly abrupt “edges” to the existing the apartment area:

- We think a wider range of housing is possible on these “edges”
- We think there are three locations where this makes sense (which I'll describe)

The way that Council could effect these changes is by amending the OCP:

- Long-range and area-wide policy, not an actual individual development
- Policies that identify the kinds of new housing Council could consider and where
- The bylaw to update the OCP was given first reading one month ago
- Council directed a town hall be held and for staff to then report back
- Before adoption of any amending OCP bylaw, there would be a public hearing

Four opportunities to regenerate within



What are the four things we're recommending?

1. Expanded seniors | *Support our aging demographics*

- For the 5 existing age-restricted sites...
- Allow the expansion of seniors housing (6-8 storeys, 2.5 FAR)

2. Strata apartment renewal | *Revitalize our housing stock*

- For the 8 woodframe low-rise sites surrounded by mid- and high-rise buildings...
- Allow the regeneration of strata apartments (6-9 storeys, 2.0 FAR)

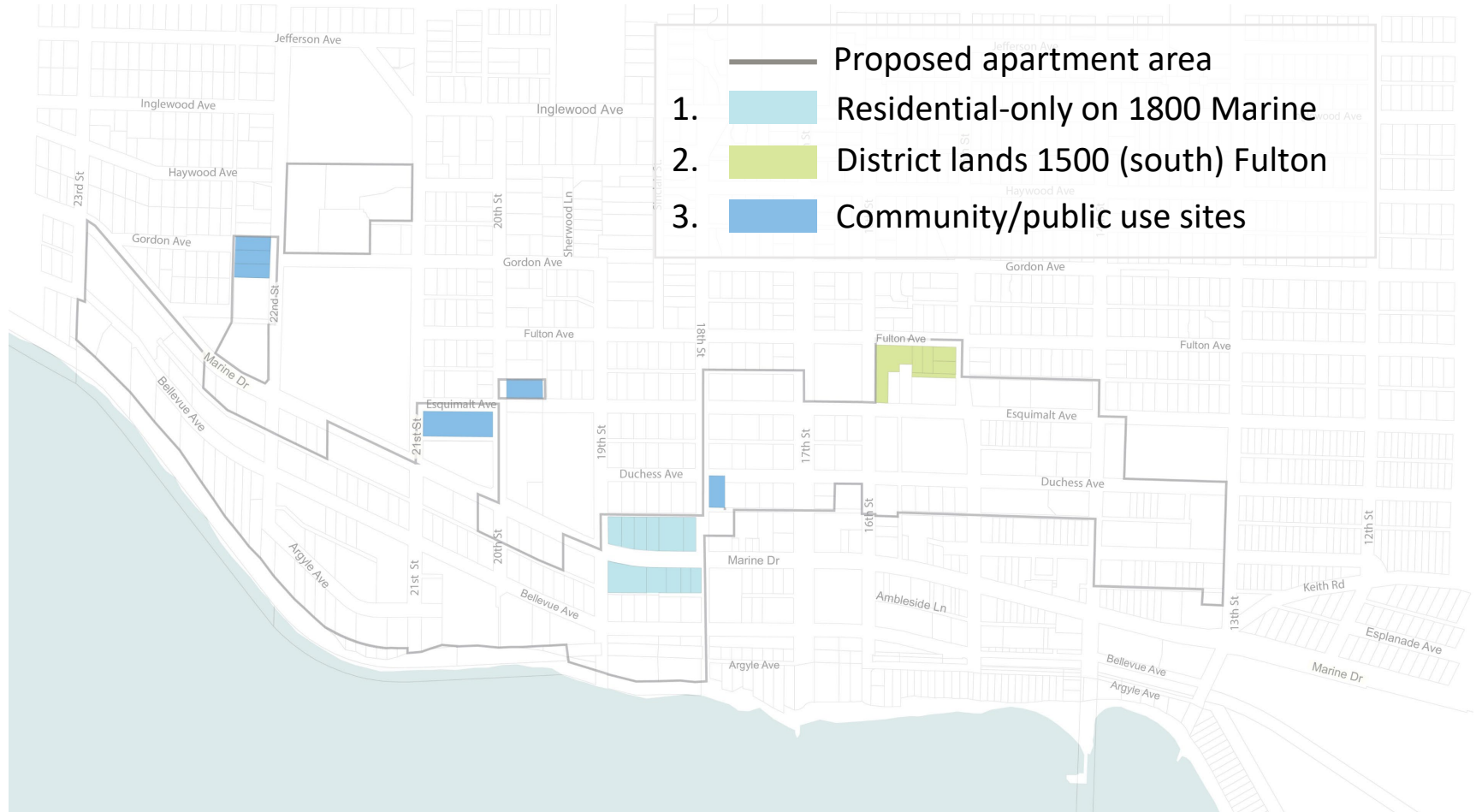
3. Waterfront “missing middle” | *Provide other housing options*

- For the 8 narrow waterfront “-plex” sites...
- Allow more of these forms of “missing” housing (3 storeys, 1.4 FAR)

4. Large lot infill | *Protect the existing rental and allow infill options*

- For the 3 much larger rental sites with underutilized space...
- Keep the existing rental building and allow infill building(s) (up to 3.0 FAR in total for all buildings on the site)

Three modest expansions to the apartment area



What are the three things we're recommending?

1. 1800 block Marine | *Allow more residential options next to the village*

- For this block where residential use is allowed at 4 storeys and 1.75 FAR...
- Also allow rent-to-own (5 storeys, 2.0 FAR); rental, seniors, or strata and below-market rental (6-8 storeys, 2.5 FAR)

2. District lands 1500 block Fulton | *Use for more diverse and affordable housing*

- For the sites owned by the District...
- Allow Council to determine housing tenure and market (6-8 storeys, 2.5 FAR)

3. Community use & housing | *Enable housing and/or community uses*

- For the 4 sites currently used for public assembly and community use...
- Allow strata (4 storeys 1.6 FAR, 2.0 FAR with public use); rental (6 storeys, 2.5 FAR); rental with public use, or strata and below-market rental (6 storeys, 2.75 FAR)

What might this look like? The area today...



...Could evolve over the long-term



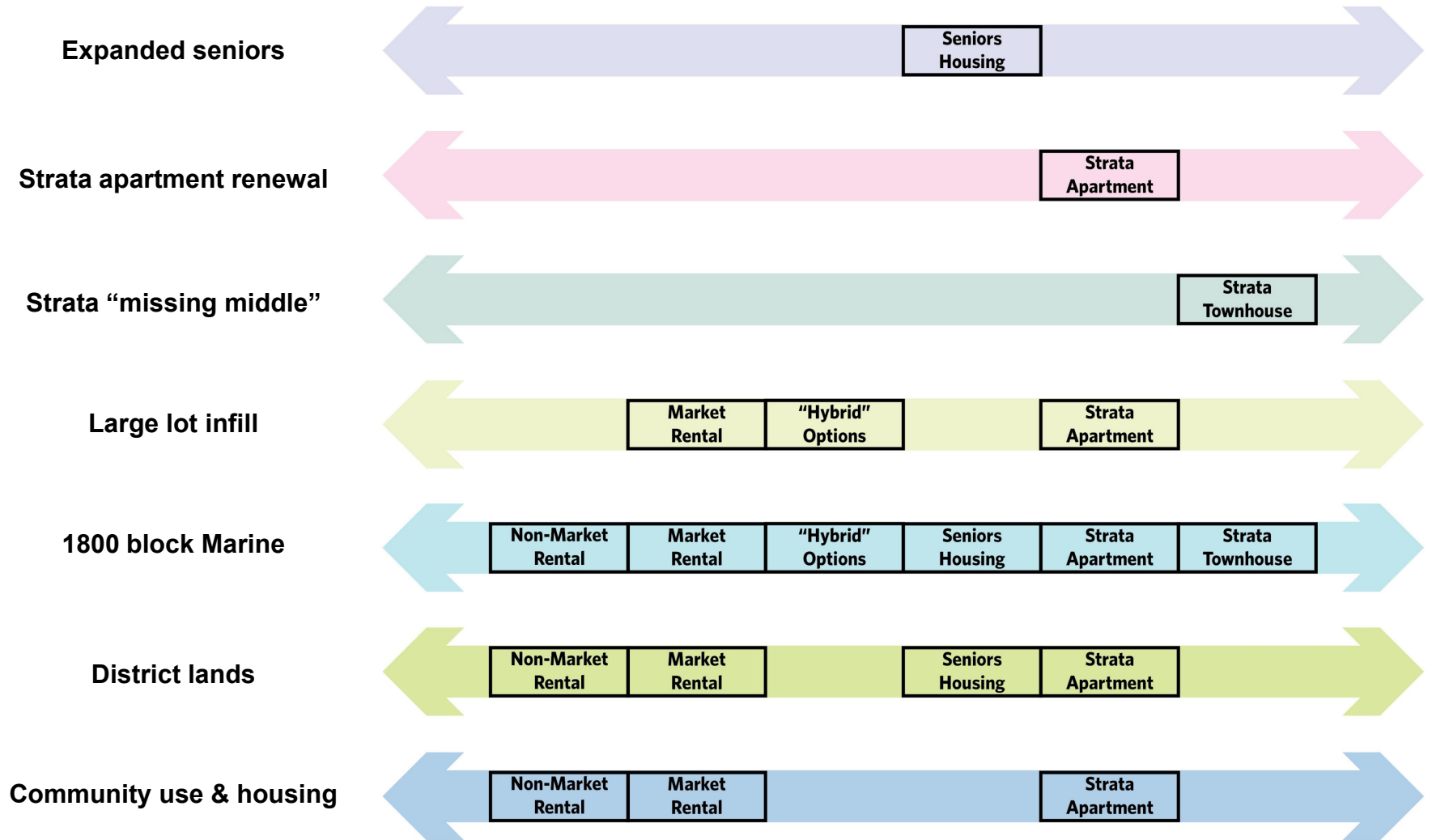
○ Diverse 1800 block
○ Expanded seniors

○ District lands
○ LUC renewal

○ Strata renewal
○ Waterfront missing middle

○ Large lot infill
○ Community use & housing

What could this do for our housing needs?



How can we hear from you tonight?

Firstly, thank you for listening!

We want to hear from you:

- There are microphones on the left- and right-hand sides of the room
- Please feel free to find your way to either of them
- If you need assistance, please let us know and we'll pass a microphone to you
- If you have questions, we'll give you an honest answer
- If you have comments, we'll gladly receive them
- Staff are taking notes and will provide a summary back to Council
- Every part of the LAP process is documented and published on the LAP webpage
- The LAP webpage also includes contact information – input is always welcome

There's no expectation for you to stay to the end, but we do need to vacate by 8pm!

An aerial photograph of a waterfront area. In the upper left, a marina is filled with numerous small white sailboats. A paved walkway runs along the water's edge, bordered by trees with vibrant autumn foliage in shades of orange and red. A rocky shoreline separates the walkway from the water. In the lower right, a wooden pier extends into the dark water, with a few people visible on it. The overall scene is captured from a high angle, looking down at the water and land.

THANK YOU!