

# Welcome to the Ambleside Apartment Area Town Hall

As part of the Ambleside Local Area Plan (LAP), an Official Community Plan (OCP) bylaw amendment has been proposed to update policies for the Ambleside Apartment Area. This bylaw was given first reading on January 29, at which time Council also directed that a town hall meeting be held. Thank you for attending!

At tonight's town hall meeting, there will be a presentation of the proposed OCP bylaw amendment at 5 p.m. After which we will invite you to ask your questions and share your input with Council and staff during a question-and-answer period.

## THE PROPOSED POLICIES:

- would, if approved, guide the incremental development of a broad range of housing types;
- reflect the LAP Framework endorsed in July and revisions subsequently directed by Council in October;
- are depicted in renderings to help convey the kinds of development that could be enabled over the coming decades;
- identify maximum heights and/or densities (floor area ratio—FAR) that may not be achieved on any given site.

## NEXT STEPS

If Council chooses to move the proposed OCP bylaw amendment to the next stage, or to revise it, residents will have the opportunity to provide feedback at a future Public Hearing.

Find out more and read the proposed bylaw and all LAP materials at:

[westvancouverite.ca/plan-ambleside](http://westvancouverite.ca/plan-ambleside).



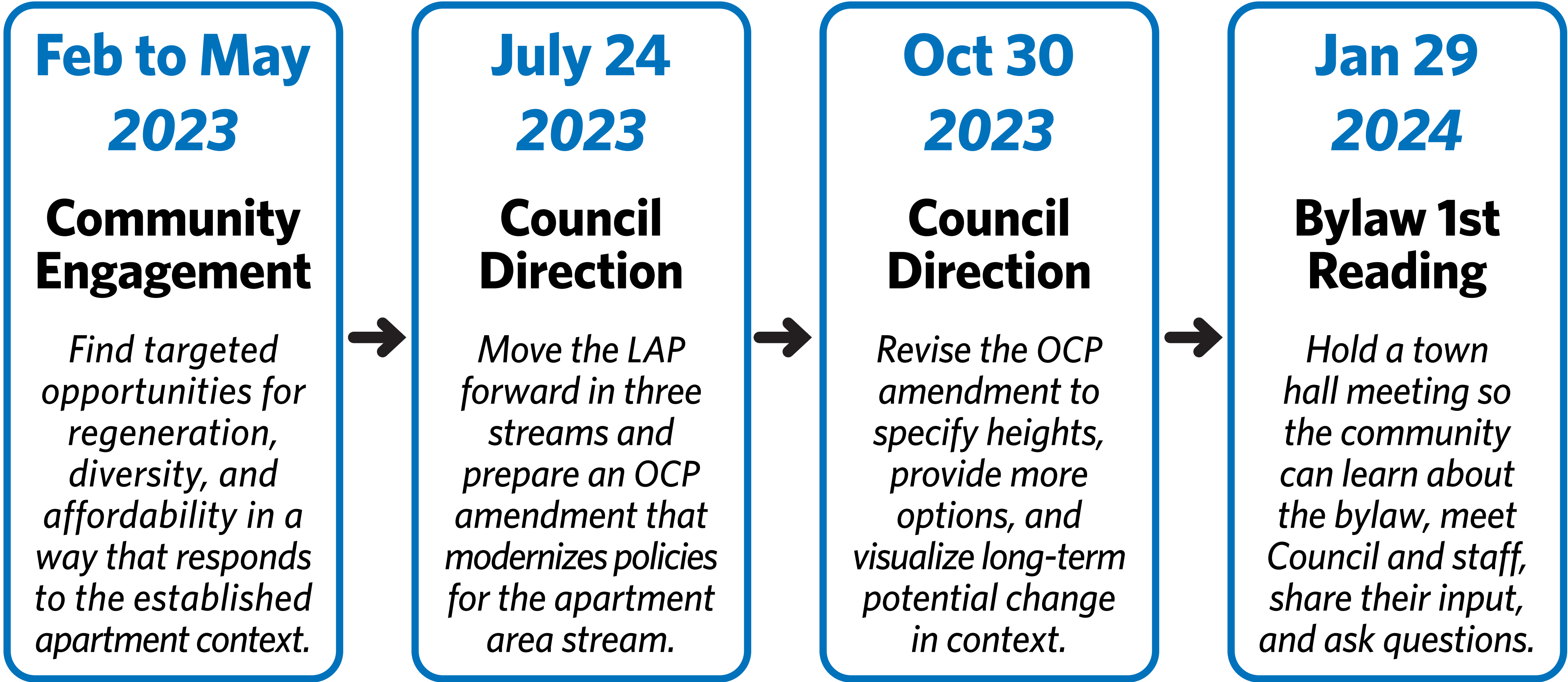
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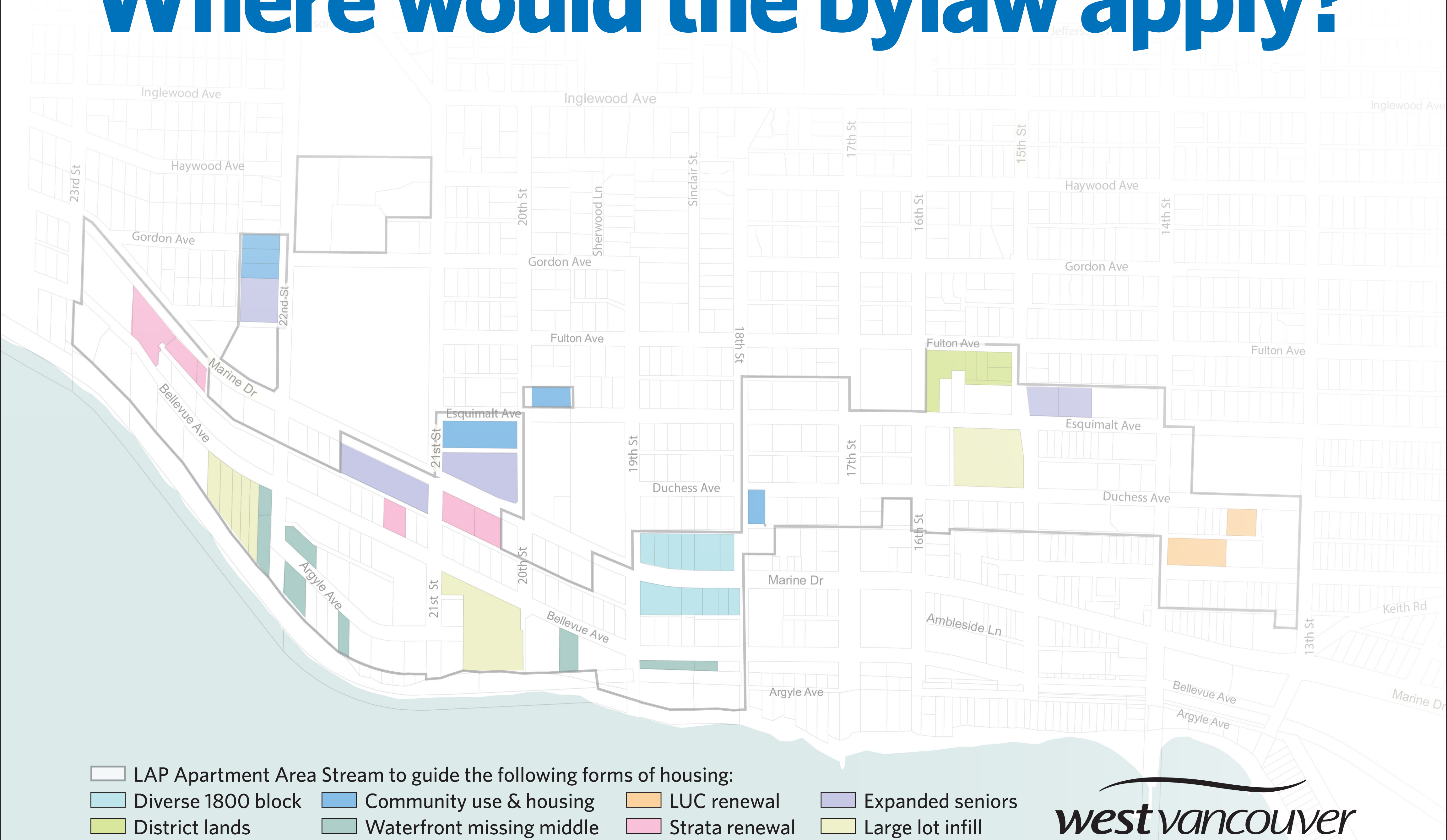


# What's happened to date?

The bylaw being presented tonight has been in preparation for almost a year.



# Where would the bylaw apply?





# What would the bylaw do?

If adopted, the bylaw would update existing OCP policies. They would become a long-term, area-wide tool to guide subsequent site-specific development decisions. These boards illustrate the kinds of new development and mix of housing types that could occur over the coming decades. They do not show actual new buildings, but they do show how Ambleside's apartment area could evolve with new development that relates and responds to the existing scale and built *fabric*. The intent is to help understand how various housing forms that *fit our needs* could *fit in* in our community.

## 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 four storeys, rent-to-own up to five storeys, or rental, seniors, or strata with below-market rental, *from six to eight storeys*.

### **District lands**

1500 block Fulton Avenue south, with housing market, mix, and tenure to be determined by Council, *from six to eight storeys*.

### **Community use & housing**

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

### **Expanded seniors**

Five existing, age-restricted sites to increase the supply of seniors housing, *from six to eight storeys*.

### **LUC renewal**

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

### **Strata renewal**

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

### **Waterfront missing middle**

Eight narrow sites to provide more missing middle housing typologies like townhouses or multiplexes, *up to three 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).

The above legend is a summary; please see the proposed bylaw itself for a full description, or ask staff for more information! All materials are available at: [westvancouver.ca/plan-ambleside](https://westvancouver.ca/plan-ambleside).



# Overview

Apartment area overview, looking northwest



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



# Overview

Apartment area overview, looking southeast

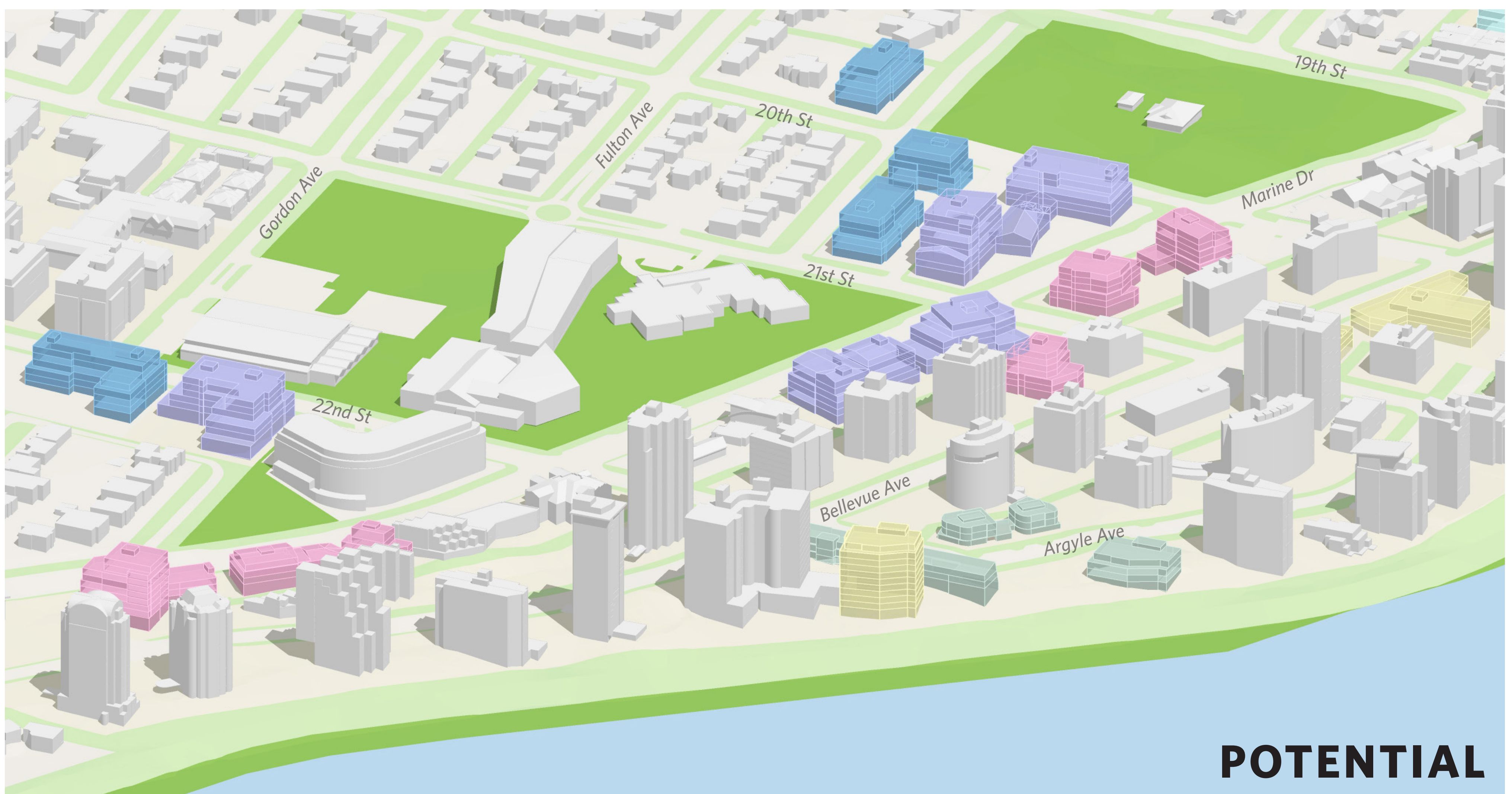
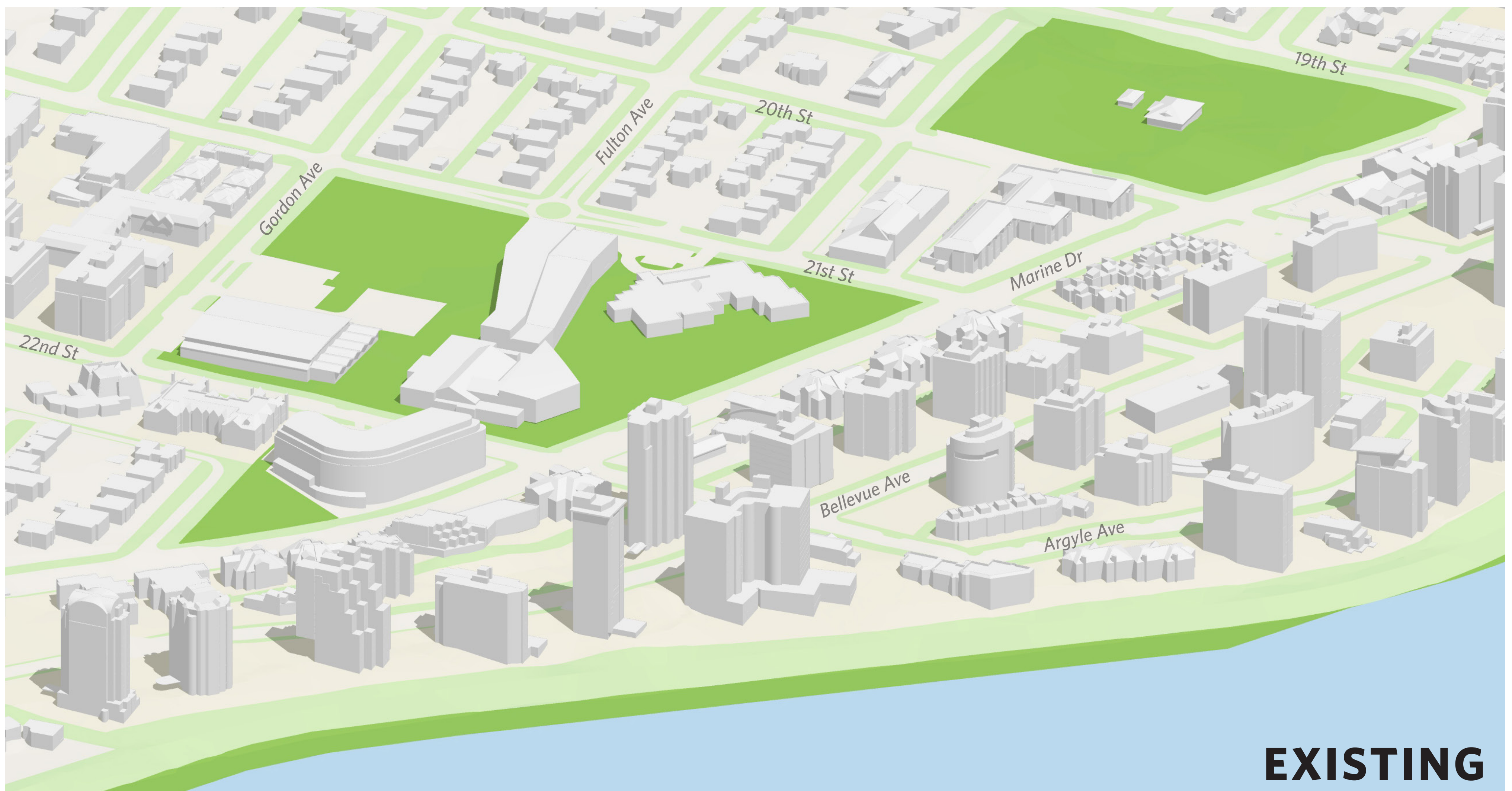




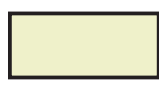


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|--------------------|---------------------------|----------------|------------------|
| Diverse 1800 block | Community use & housing   | LUC renewal    | Expanded seniors |
| District lands     | Waterfront missing middle | Strata renewal | Large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



# Western Apartment Area

19th Street to 22nd Street, along Bellevue Avenue, looking northeast



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



# Western Apartment Area

22nd Street and Marine Drive, *looking southeast*



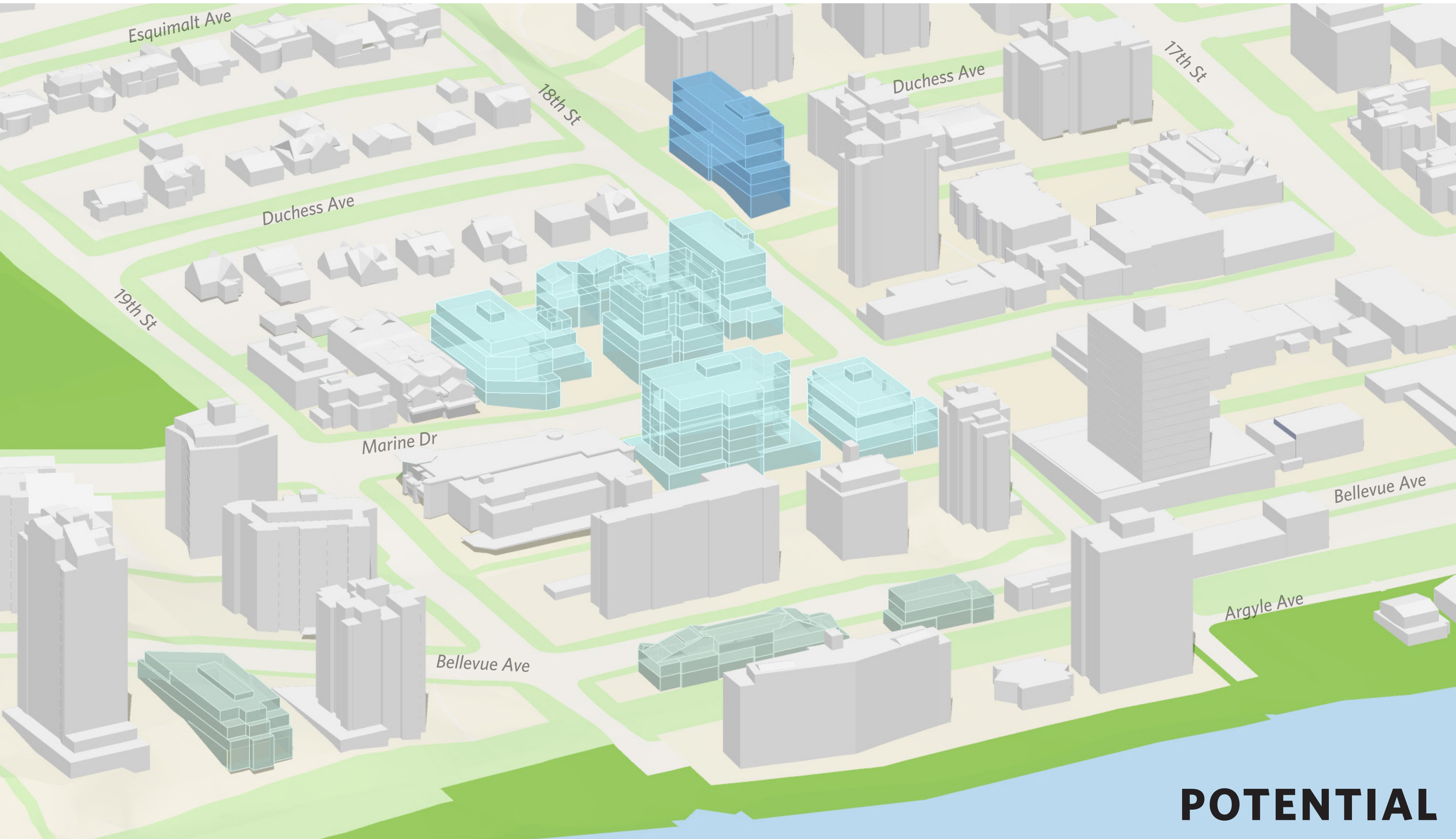
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|---------------------------|------------------|------------------|
| Community use & housing   | Expanded seniors | Large lot infill |
| Waterfront missing middle | Strata renewal   |                  |

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# Central Apartment Area

1800 block, looking northeast



- Diverse 1800 block
- Community use & housing
- Waterfront missing middle



# Central Apartment Area

1800 block, *looking southwest*

## EXISTING



## POTENTIAL



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




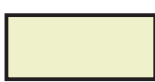
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# Eastern Apartment Area

13th Street to 16th Street, looking northwest



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





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# Eastern Apartment Area

13th Street through 16th Street, *looking southeast*



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

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