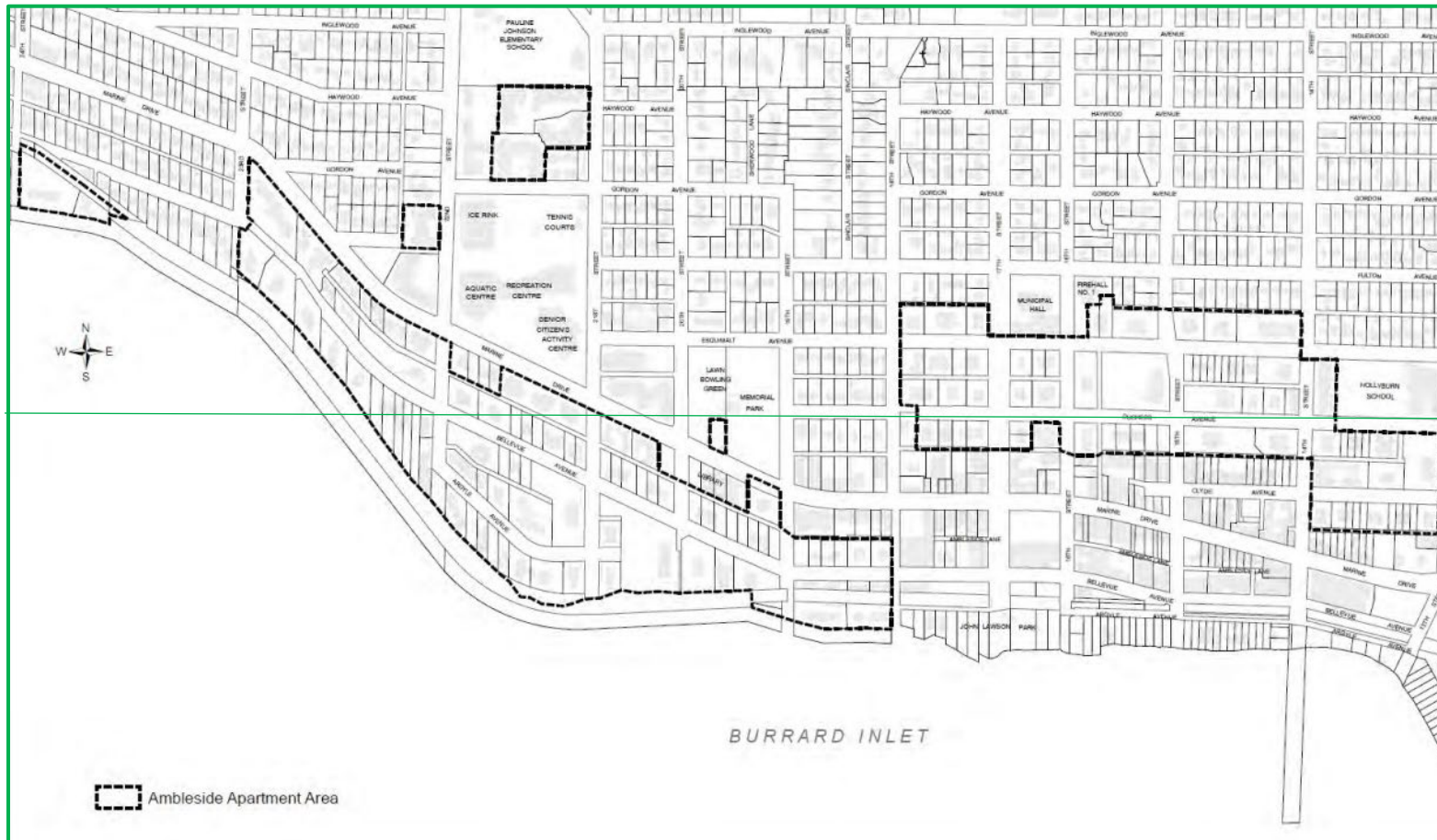


# Official Community Plan Bylaw No. 4985, 2018 – Proposed Modifications

Below is a copy of the existing Ambleside Apartment Area Guidelines BF-B 4, with the proposed changes given second reading by Council on May 27, 2024 – including additions and deletions – shown in green 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.

<b>Ambleside Apartment Area BF-B4</b>	<b>Category</b>	Local Government Act s. 488 (1)(e) and (f)
	<b>Conditions</b>	The development permit area designation is warranted due to the area's high residential density.
	<b>Objectives</b>	<ul style="list-style-type: none"> <li>• to promote a high standard of construction,</li> <li>• to integrate new development with existing views, circulation and the character of existing buildings, and</li> <li>• to promote an interesting, pedestrian friendly streetscape design and pedestrian linkages</li> </ul>
	<b>Guidelines Schedule</b>	Guidelines BF-B 4 shall apply, <i>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</i>
	<b>Exemption</b> Development may be exempt from the requirement for a Development Permit if the proposal:	<ol style="list-style-type: none"> <li>i. does not involve the construction of any new buildings or structures, or</li> <li>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</li> <li>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.</li> </ol>

**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, with commercial as an optional use at street-level:

- a. Strata townhouses, stacked townhouses, live-work, 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 30% 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:

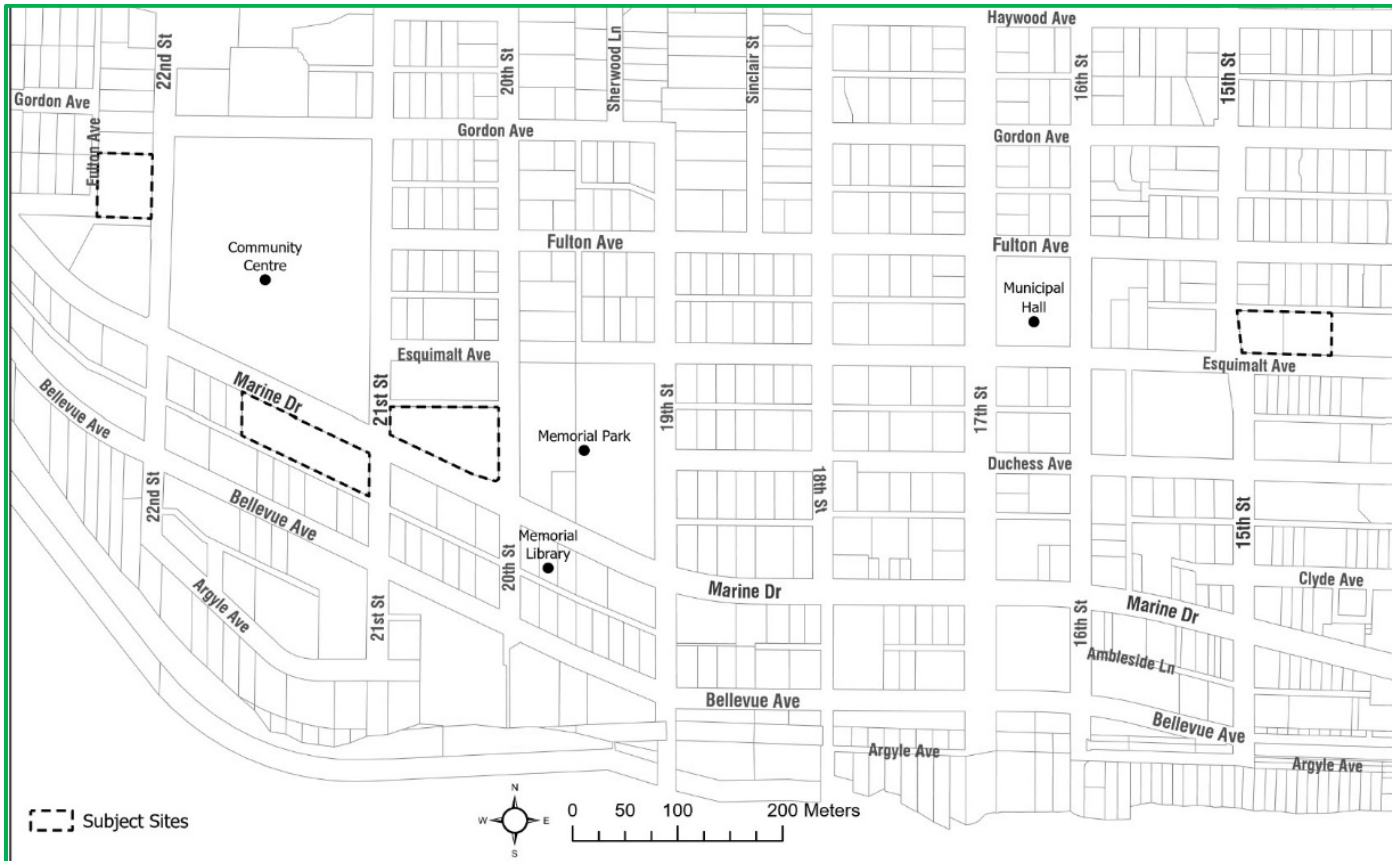
- a. Up to 15.24 metres (4 storeys) and 1.6 FAR where strata residential-only; or
- b. Up to 15.24 metres (4 storeys) and 2.0 FAR where strata residential with community use and/or public assembly use; or
- c. Up to 21.33 metres (6 storeys) and 2.5 FAR where rental residential-only; or
- d. Up to 21.33 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 30% 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.

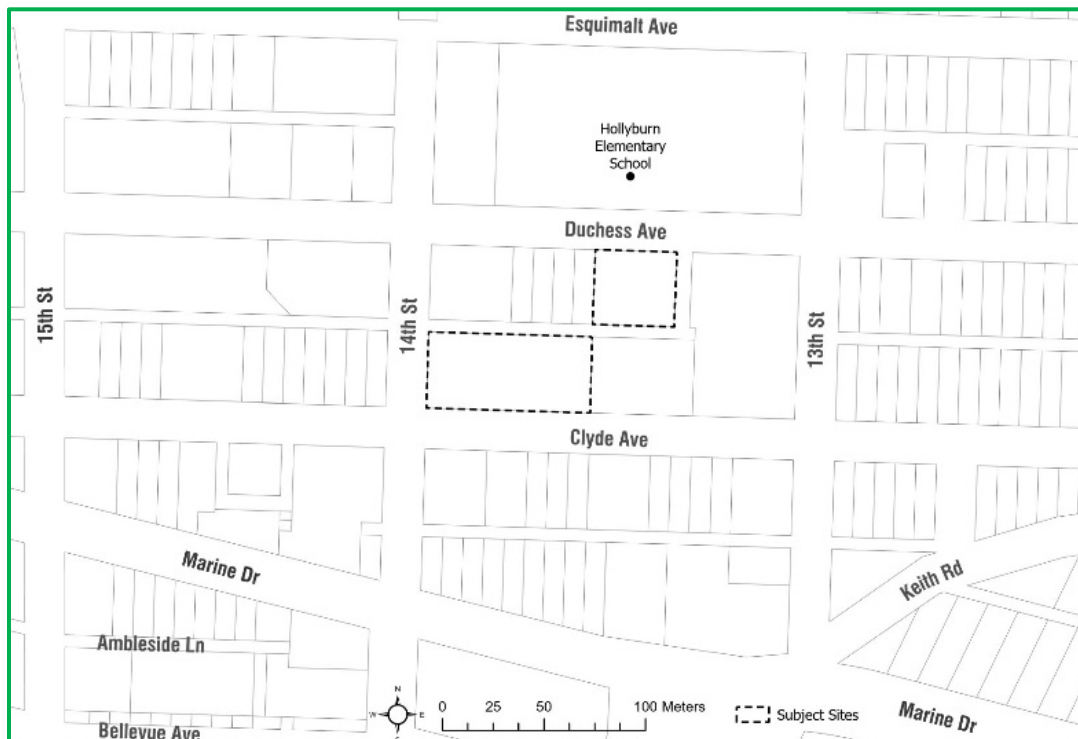


Map 5: Private, Non-Profit and Senior Government-Owned Age-Restricted Sites

#### 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:

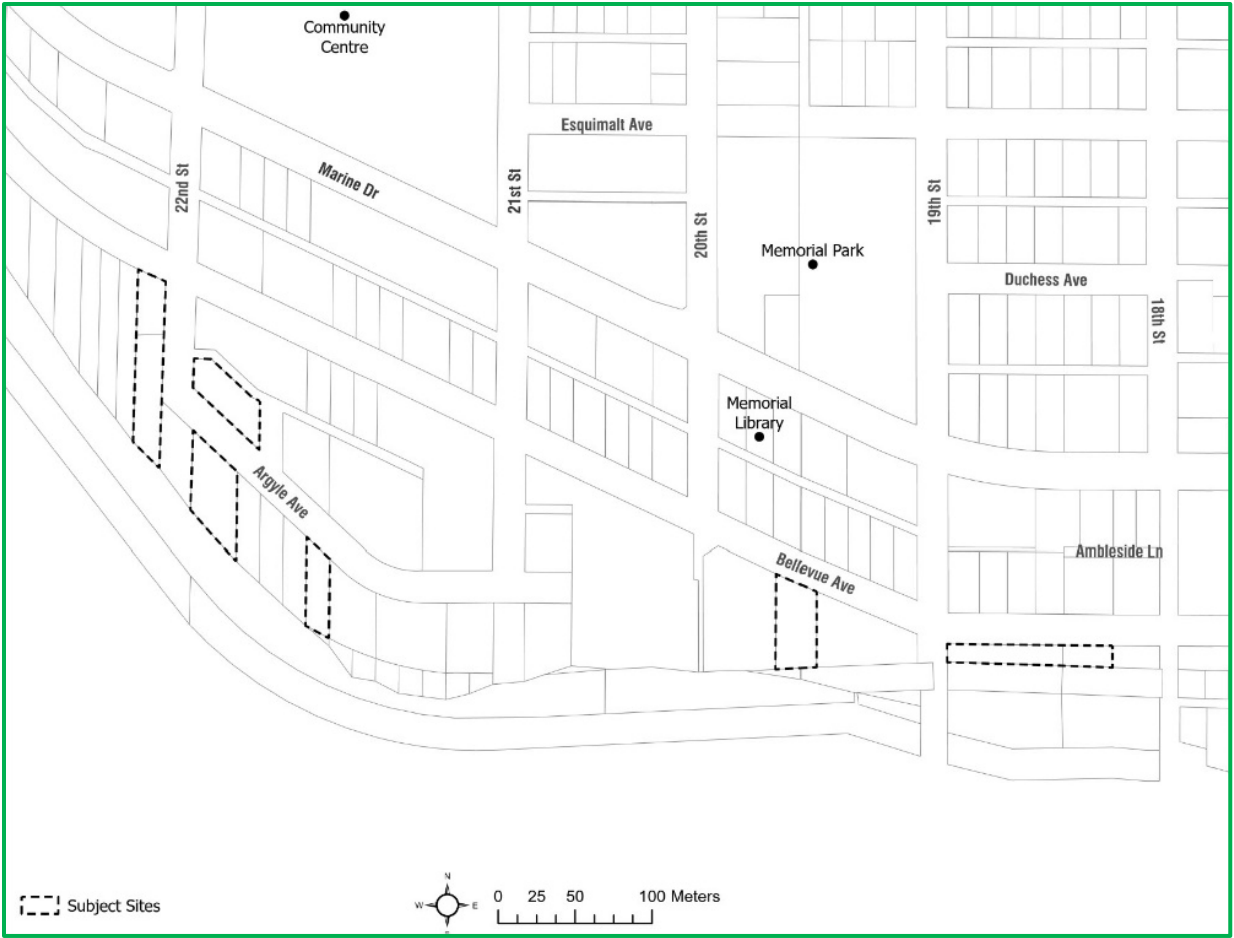
- a. Renewing former Land Use Contract sites on the 1300 block of Duchess Avenue and Clyde Avenue up to 21.33-45.72 metres (6-14 storeys) and 3.0 FAR, with appropriate heights to be determined through contextual review of the proposal;
- b. Supporting Hollyburn Corner and reflecting the western apartment sub-area up to 21.33-45.72 metres (6-14 storeys) and 3.0 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.



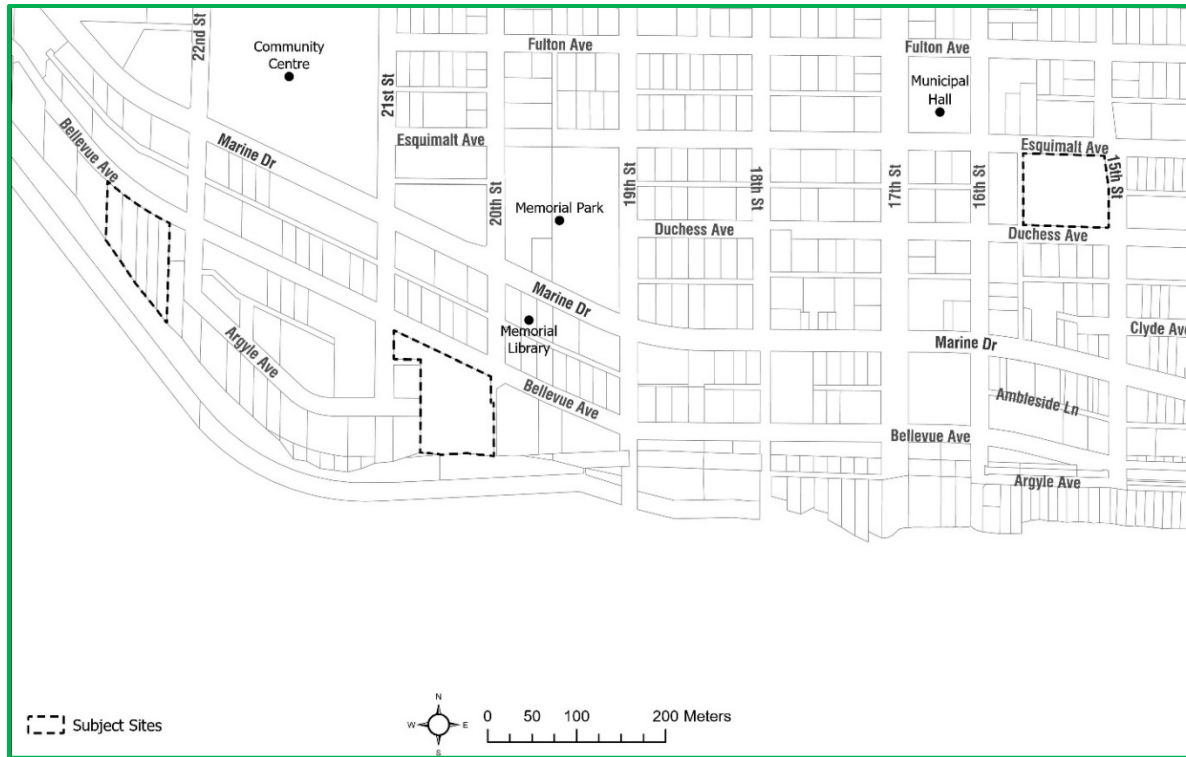
Map 6 A: Former Land Use Contract Sites, 1300 block of Duchess Avenue and Clyde Avenue



Map 6 B: Sites Around Hollyburn Corner



Map 6 C: Waterfront Sites



Map 6 D: Infill Sites

**Policy BF-B 4.5**

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.

**Policy BF-B 4.6**

To encourage better design, and a more complete range of housing options, consider townhouse and apartment forms in development applications in the Ambleside Apartment Area.

**Policy BF-B 4.7**

To support housing for different household needs, include a mix of bedroom units and of unit sizes in development applications in the Ambleside Apartment Area.

**Policy BF-B 4.8**

To ensure the impact of new development is responsibly managed, continue to require transportation impact assessments, utility modeling analyses, development cost charges, off-site improvements, and community amenity contributions – as determined by District review and provincial legislation – in development applications in the Ambleside Apartment Area.

## AMBLESIDE APARTMENT AREA GUIDELINES BF-B 4

### I. CONTEXT AND SITE DESIGN

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- 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

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- 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

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- 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

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- 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.