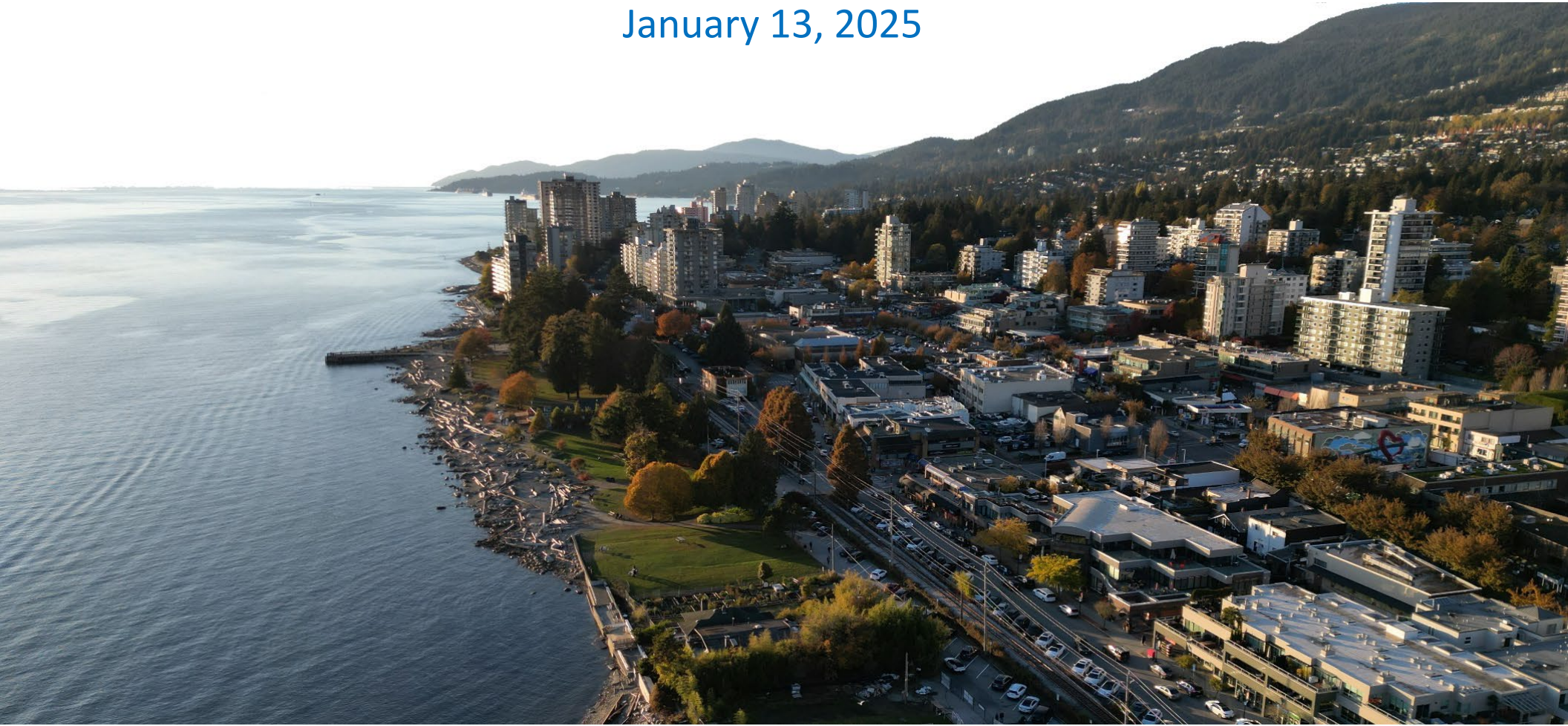


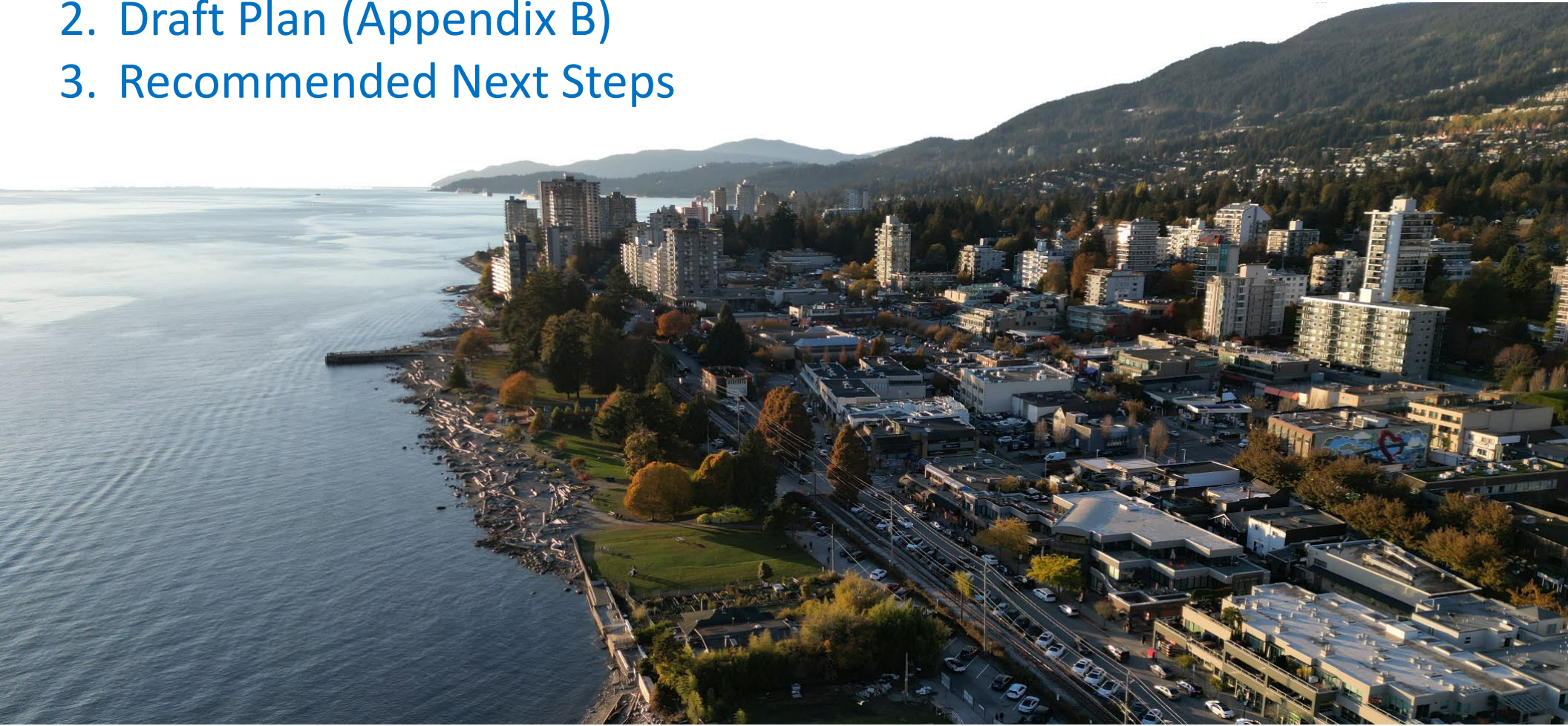
# Ambleside LAP Commercial Areas: Progress Report and Next Steps

January 13, 2025



# Presentation Outline

1. Engagement (Appendix A)
2. Draft Plan (Appendix B)
3. Recommended Next Steps





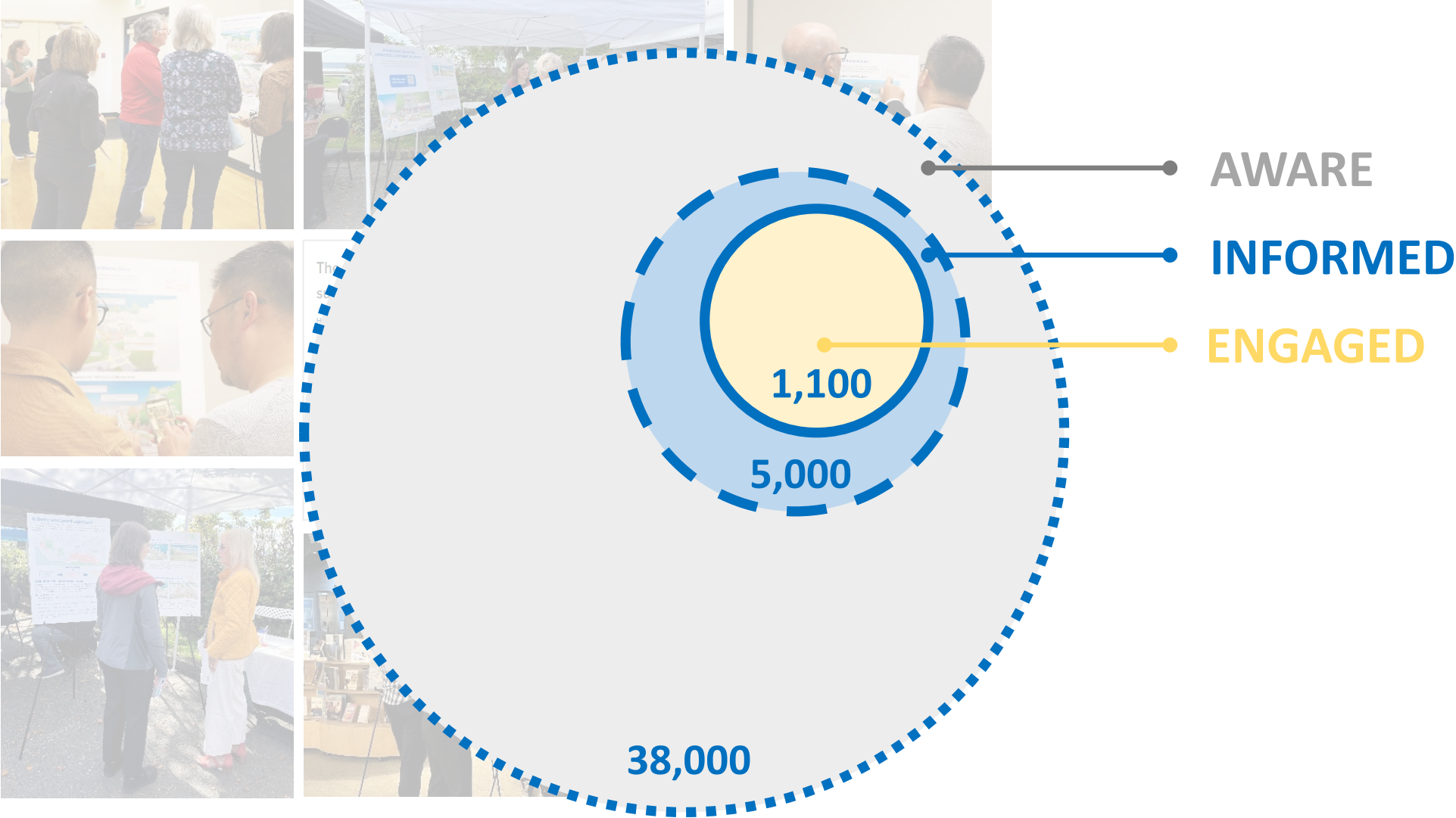
# Engagement (Appendix A)

# July 2023 Council Direction for Engagement

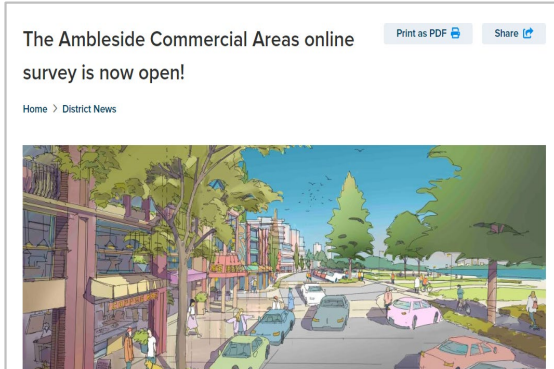
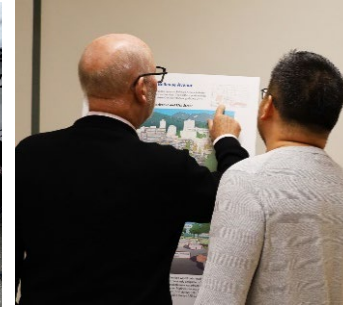
“Prepare design illustrations to visualize the regeneration of the Hollyburn and Ambleside commercial areas for community engagement”



# How Many We Reached



# How We Listened



**100**  
participants

**Workshops & Meetings**  
Committees, First Nations, Youth,  
Stakeholders

**575**  
attendees

**Events**  
Open Houses & Pop-ups

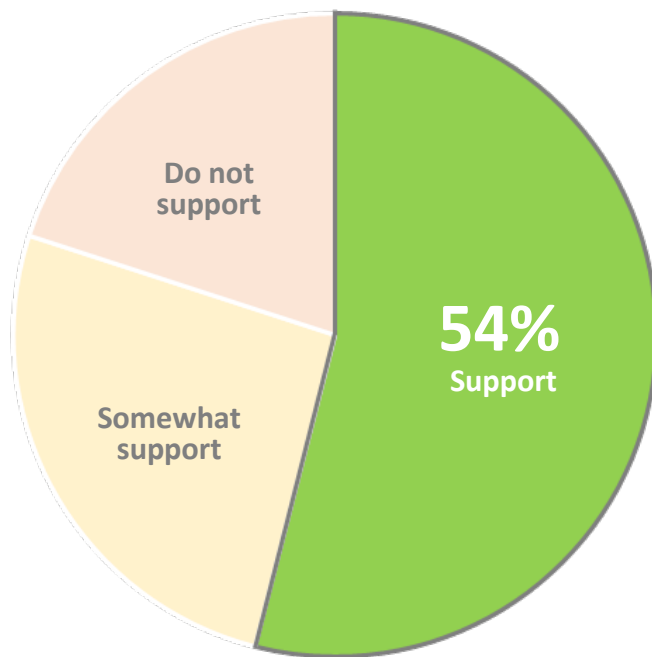
**400**  
respondents

**Survey**

# What We Heard – Support (and why)

## 5 most frequent comments

### Community Responses

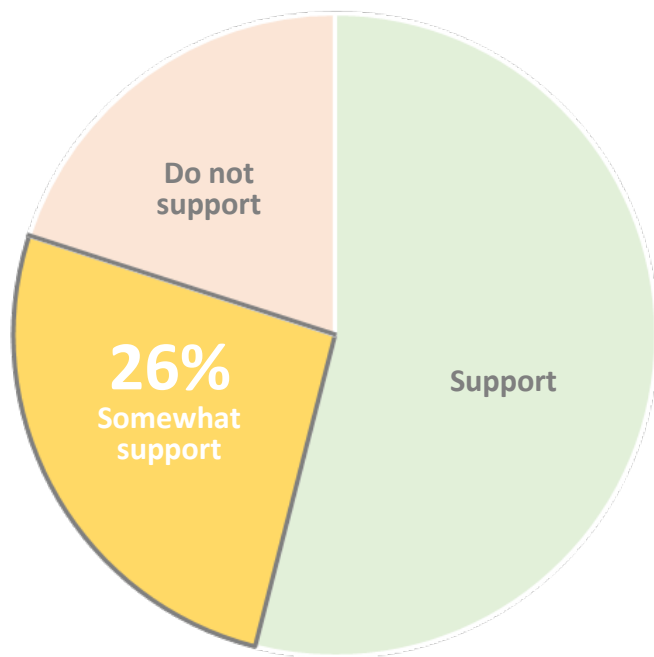


- **Public realm** improvements for gathering spaces, connections, and pedestrian experience
- **Regeneration** through vibrancy and modernization
- **Supported heights or density** with some preference to see higher
- **Increased liveliness** with thriving diversity of local businesses, shops, and services
- **Housing over shops** including affordable, rental, family-oriented, and seniors' options

# What We Heard – Somewhat Support (and why)

## 5 most frequent comments

### Community Responses

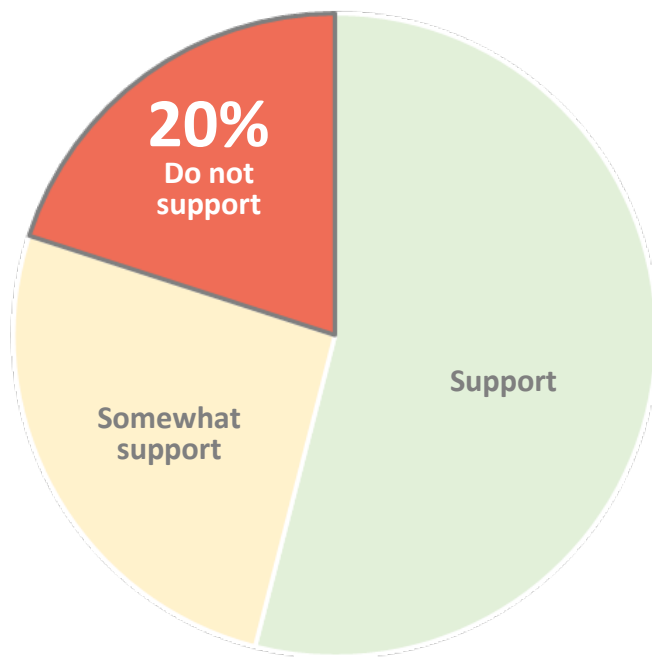


- **Heights or densities are too high**
- Preference for more **public realm enhancements**
- More attention needed to **replace or expand available parking**
- **Heights or densities are too low**
- **Greater housing focus** needed including affordable, rental, family-oriented, and seniors' options

# What We Heard – Do Not Support (and why)

## 5 most frequent comments

### Community Responses



- **Heights or densities are too high**
- Existing or potential **traffic congestion**
- Potential loss of or need for additional **parking**
- Desire for there to be **no change** at all
- Misalignment with the **existing or desired character** or context of Ambleside

# How We Are Responding

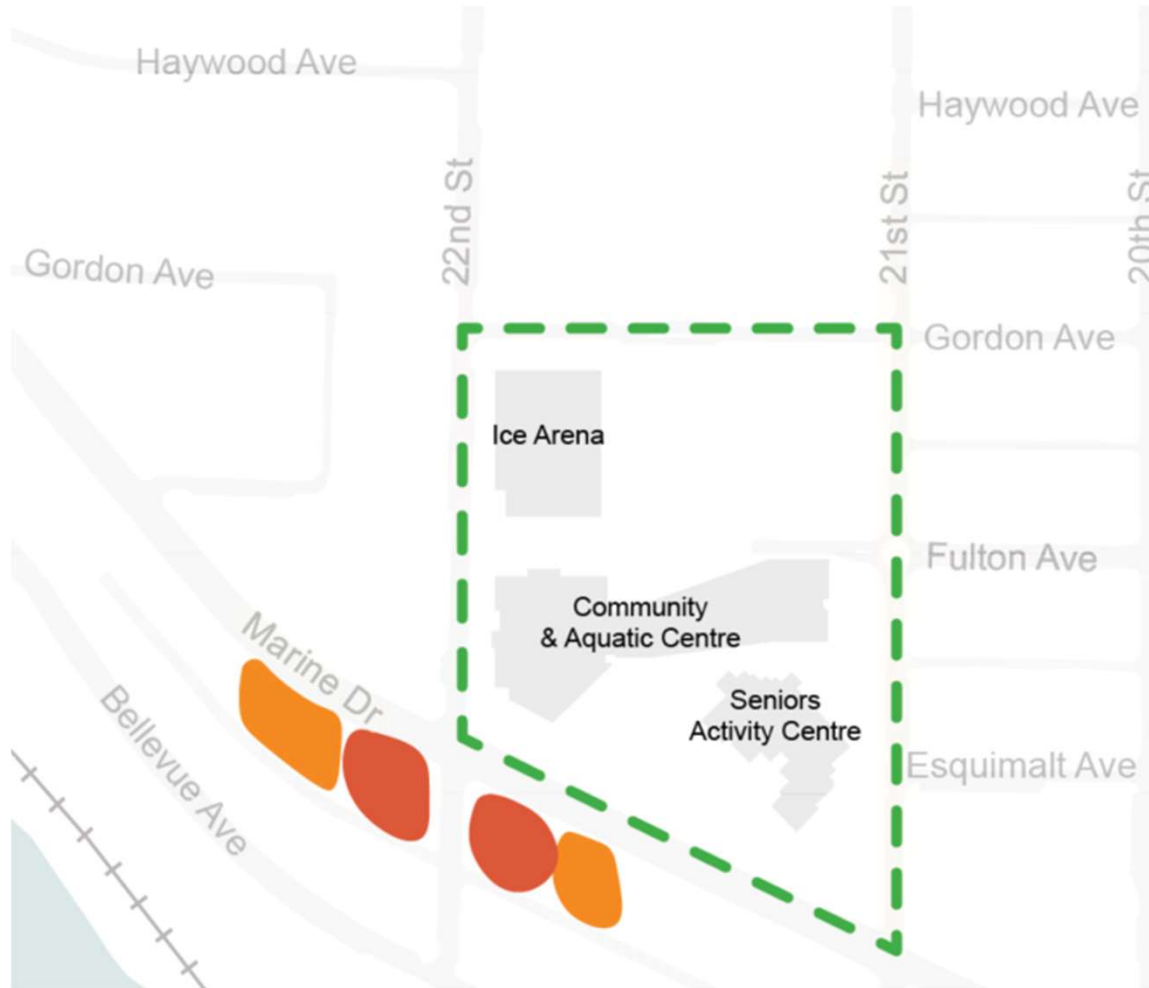
- The public has given significant time to this project
- >50% support, rising to 80% somewhat support is a solid basis
- Many similar initiatives have not led to meaningful outcomes
- There is a desire for this to be a “plan” not another “study”
  
- We feel engagement findings allow us to prepare a Draft Plan
- A lot of this is “confirming” elements where there is support
- We also recognize 100% consensus is not going to happen
- But many suggestions can be acted on and concerns mitigated



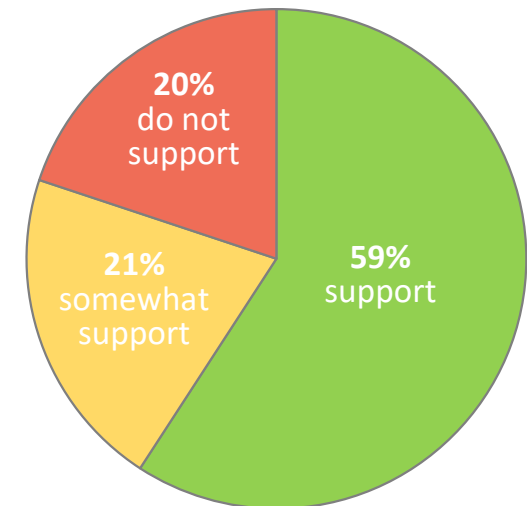
# Draft Plan (Appendix B)

# 1. Strengthen Hollyburn and Support the Civic Site

CONFIRM PREVIOUS DIRECTION



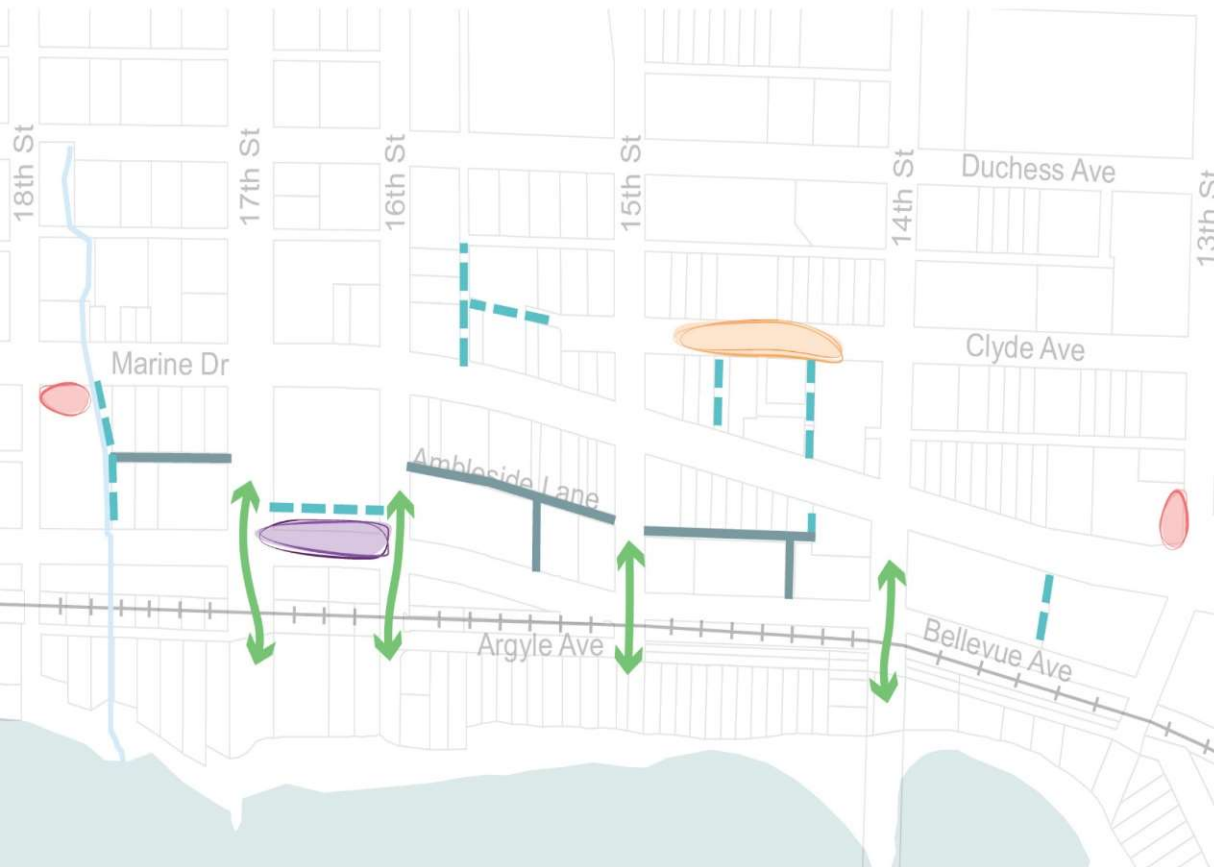
Hollyburn



- Support the civic site
- 6-8 storeys mixed use with 2<sup>nd</sup> storey commercial, or rental or seniors housing
- 4-5 storeys mixed use

# 2. Confirm the Public Realm System

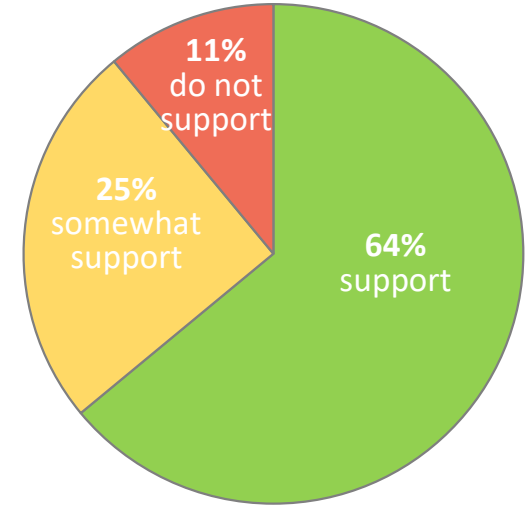
CONFIRM PREVIOUS DIRECTION



-  Bookend arrival plazas
-  Waterfront gathering space
-  Village gathering space
-  Vibrant lanes/pedestrian connections
-  Potential daylit creek
-  Improved waterfront-village connections

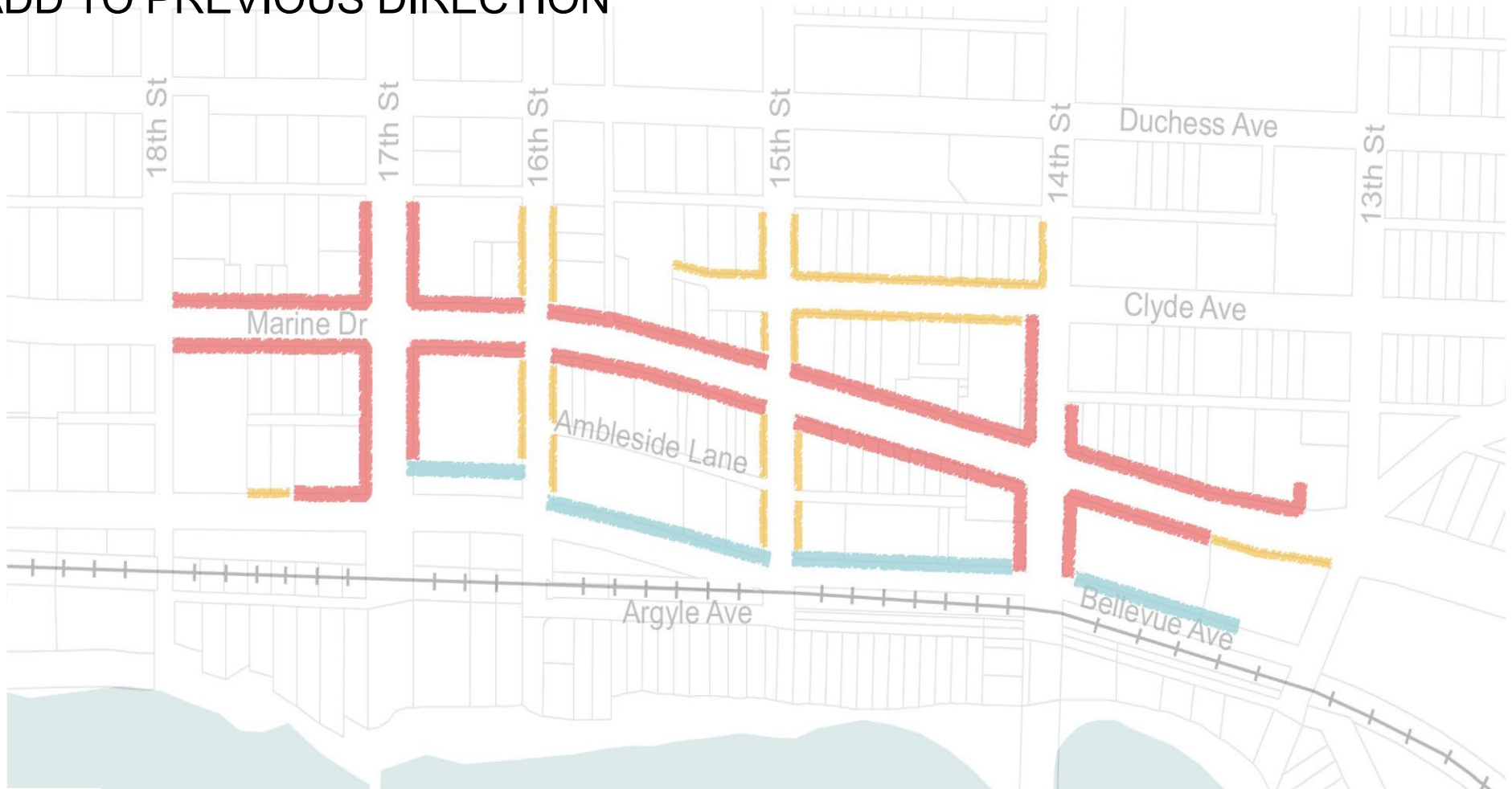


Village gathering space



### 3. Create Great Retail Street Experiences

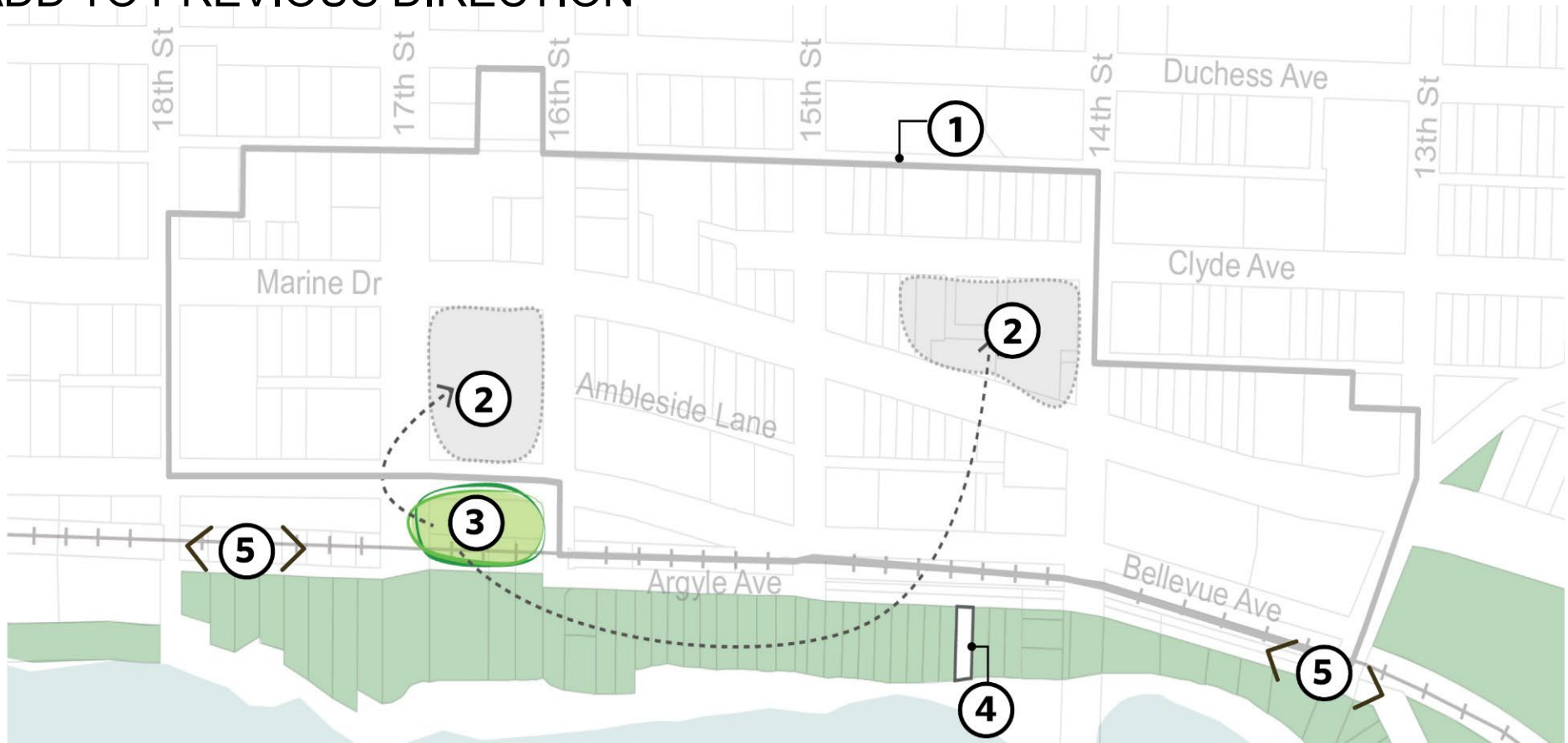
ADD TO PREVIOUS DIRECTION



- Waterfront:** cafes, restaurants, specialty retail, connections to the waterfront, a possible hotel
- Active:** retail with improved public realm and no office uses at street-level
- Flexible:** varied businesses that support the diverse needs of employers and residents

# 4. Integrate Multimodal Transportation Strategies

ADD TO PREVIOUS DIRECTION



- ① Increase parking supply
- ② Require publicly accessible parking
- ③ Enable expansion of park when replacement parking is available
- ④ Purchase remaining lot for park use
- ⑤ Enhance the Spirit Trail and explore Bellevue Ave cycling options

# 5. Enable Low-Rise Redevelopment

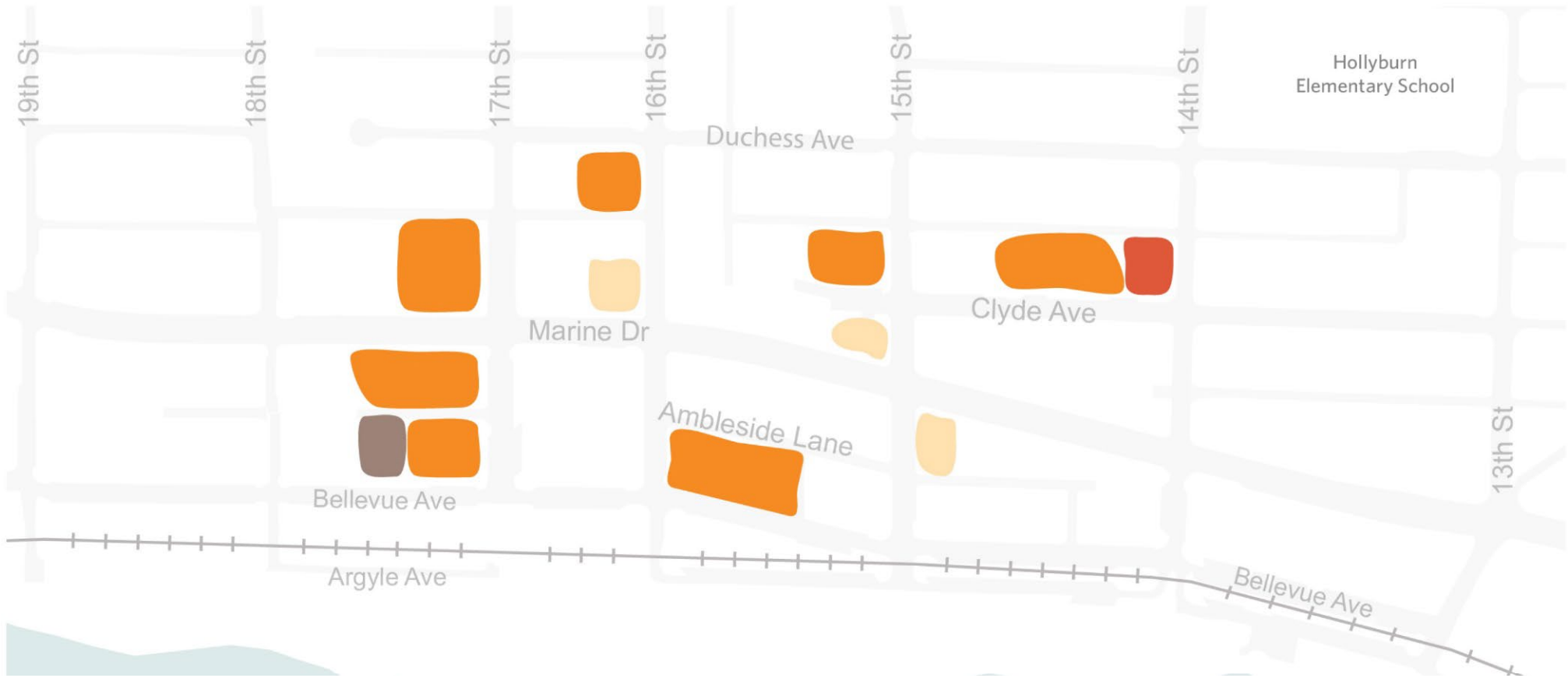
CONFIRM + REFINE PREVIOUS DIRECTION



3-4 storeys with waived amenity contributions, parking reductions on constrained sites, and a 10% density bonus where rental

# 6. Support a Complete Community

CONFIRM + REFINE + REVISE PREVIOUS DIRECTION



- 5 storeys mixed use; only 6 storeys with 2<sup>nd</sup> storey commercial, or all rental or 80% strata with 20% below-market rental
- Lower from 8 storeys down to 6, mixed use with all rental or 80% strata with 20% below-market rental
- 6-8 storeys, prioritize the inclusion of community use
- Lower from 8 storeys down to 3-4, mixed use with 2<sup>nd</sup> storey commercial or all rental, manage availability

# 7. Provide Opportunities to Focus Commercial Vibrancy

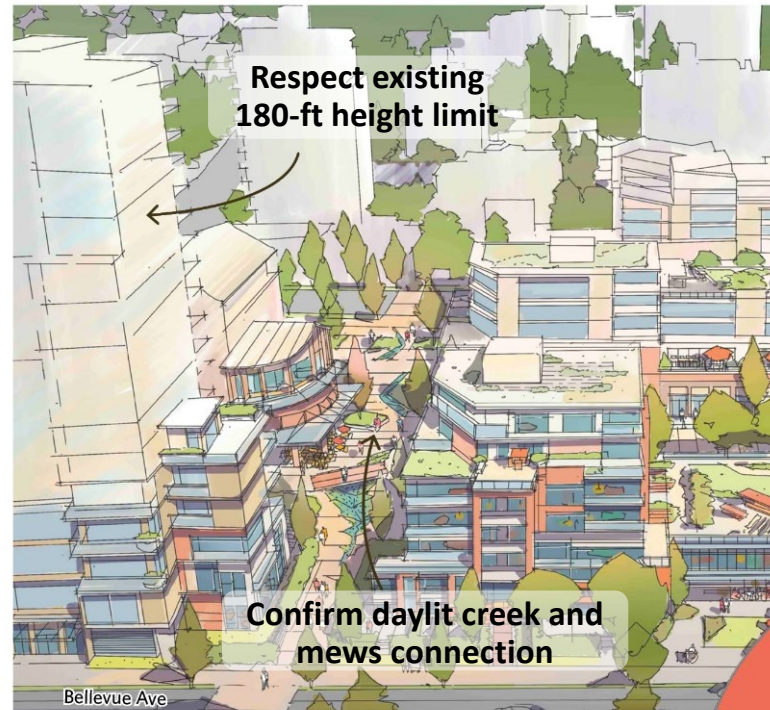
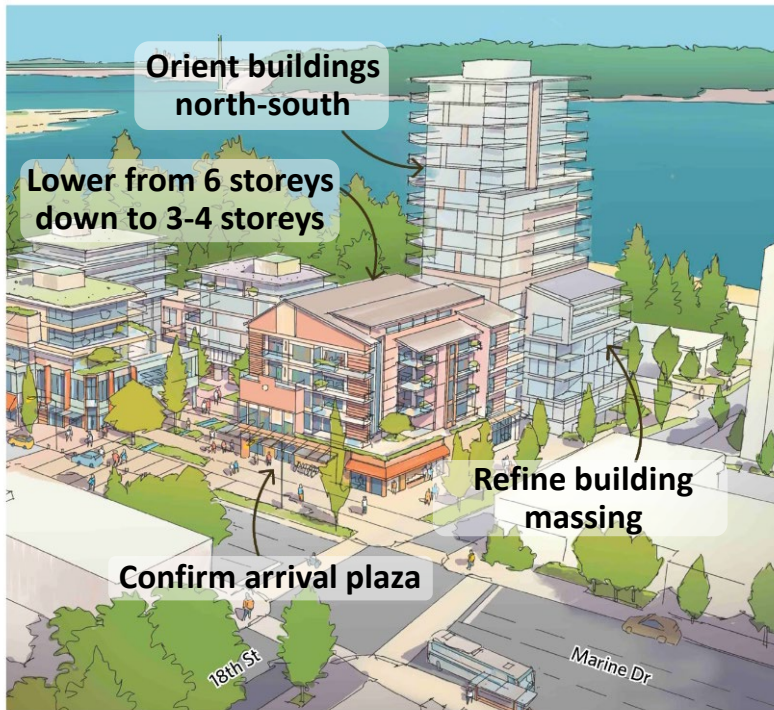
ADD TO PREVIOUS DIRECTION



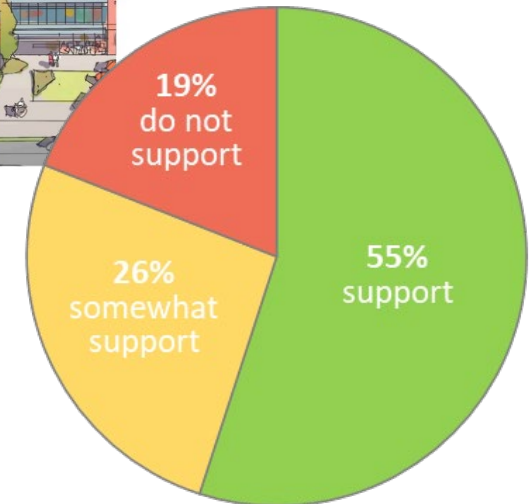
- Existing commercial
- Allow 8 storeys where 100% rental or 80% strata with 20% below-market rental
- Consider transfer of existing density to expand public space
- Potential commercial

# 8. Establish Four Signature Placemaking Opportunities

## a. The Western Gateway

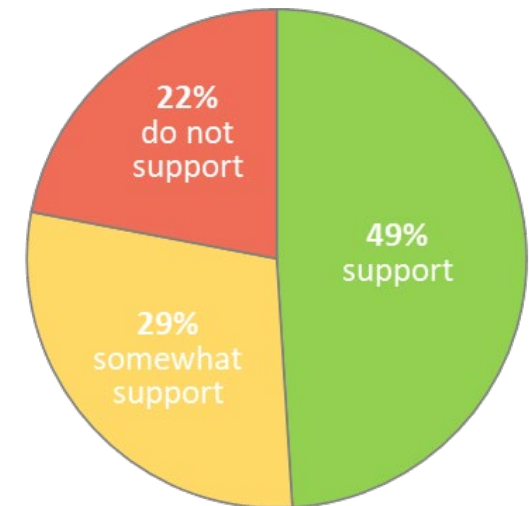


CONFIRM + REFINE PREVIOUS DIRECTION



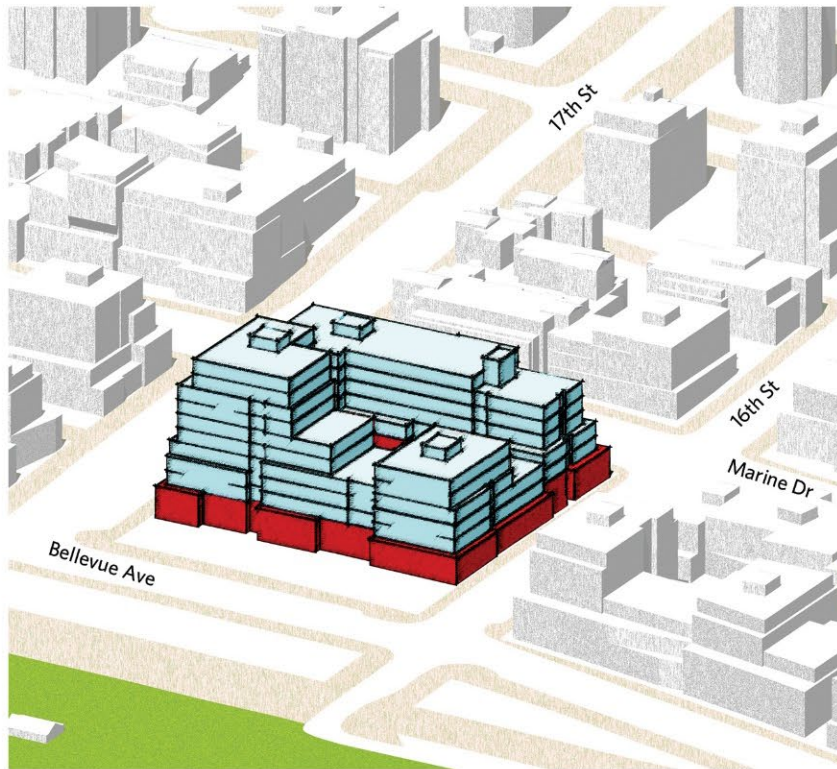
# 8. Establish Four Signature Placemaking Opportunities

## b. The Waterfront Precinct

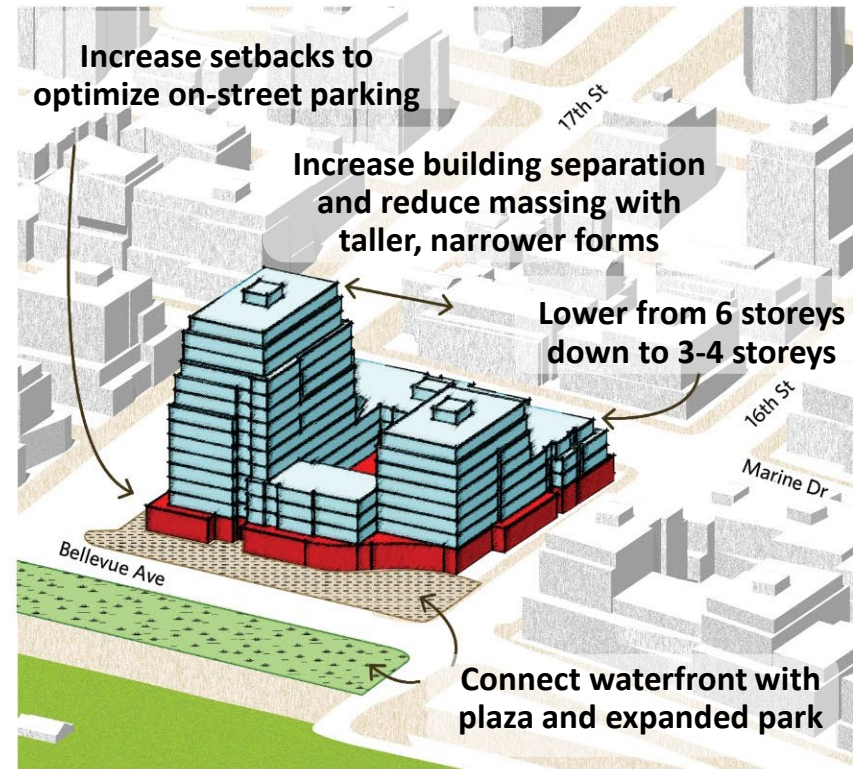


# 8. Establish Four Signature Placemaking Opportunities

## b. The Waterfront Precinct



Previous

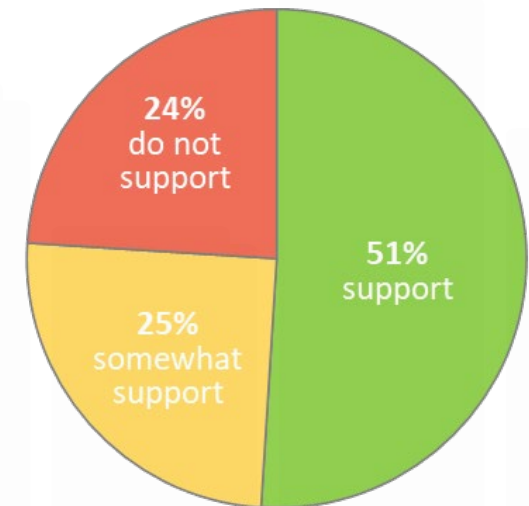


Revised Draft

**CONFIRM + REVISE PREVIOUS DIRECTION**

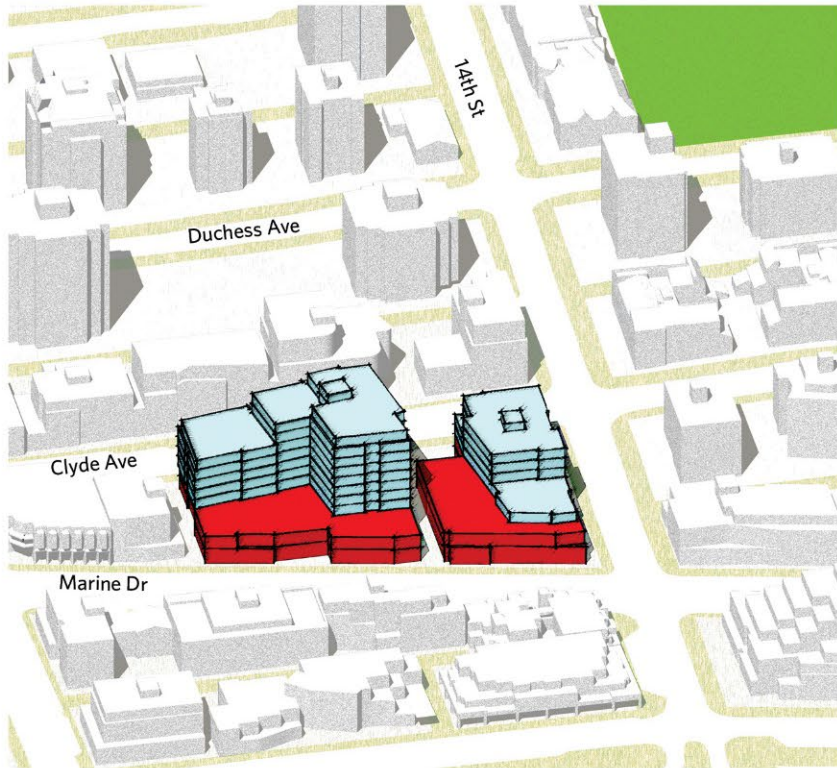
# 8. Establish Four Signature Placemaking Opportunities

## c. The Village Square Precinct

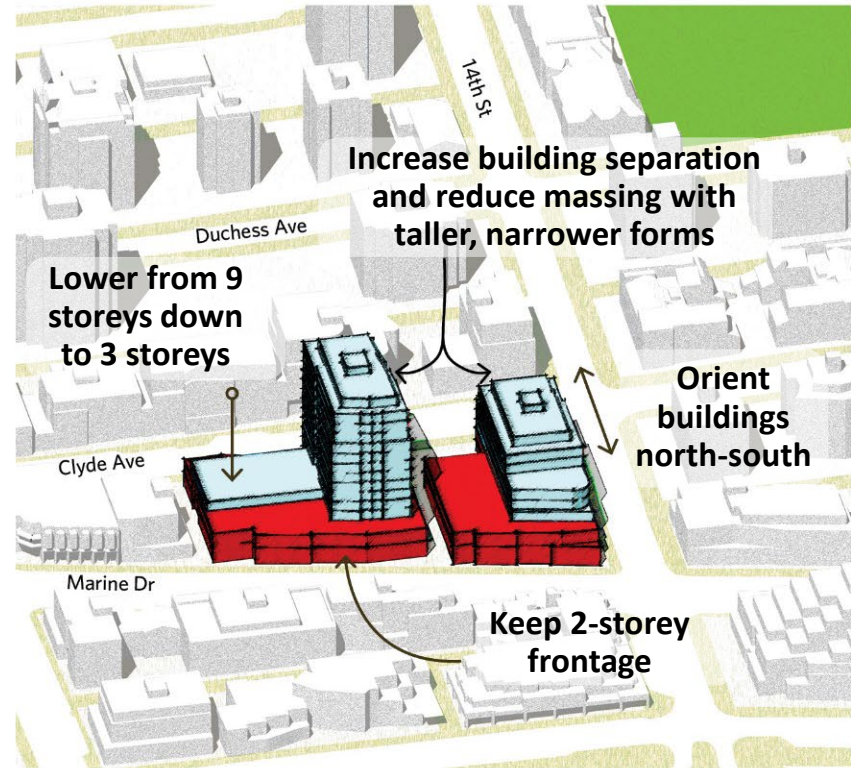


# 8. Establish Four Signature Placemaking Opportunities

## c. The Village Square Precinct



Previous



Revised Draft

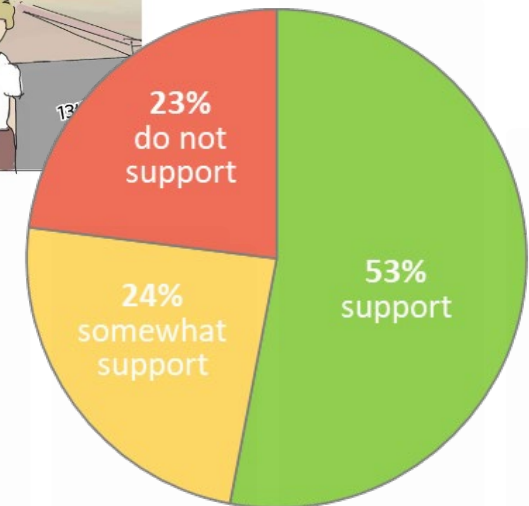
**CONFIRM + REVISE PREVIOUS DIRECTION**

# 8. Establish Four Signature Placemaking Opportunities

## d. The Eastern Gateway

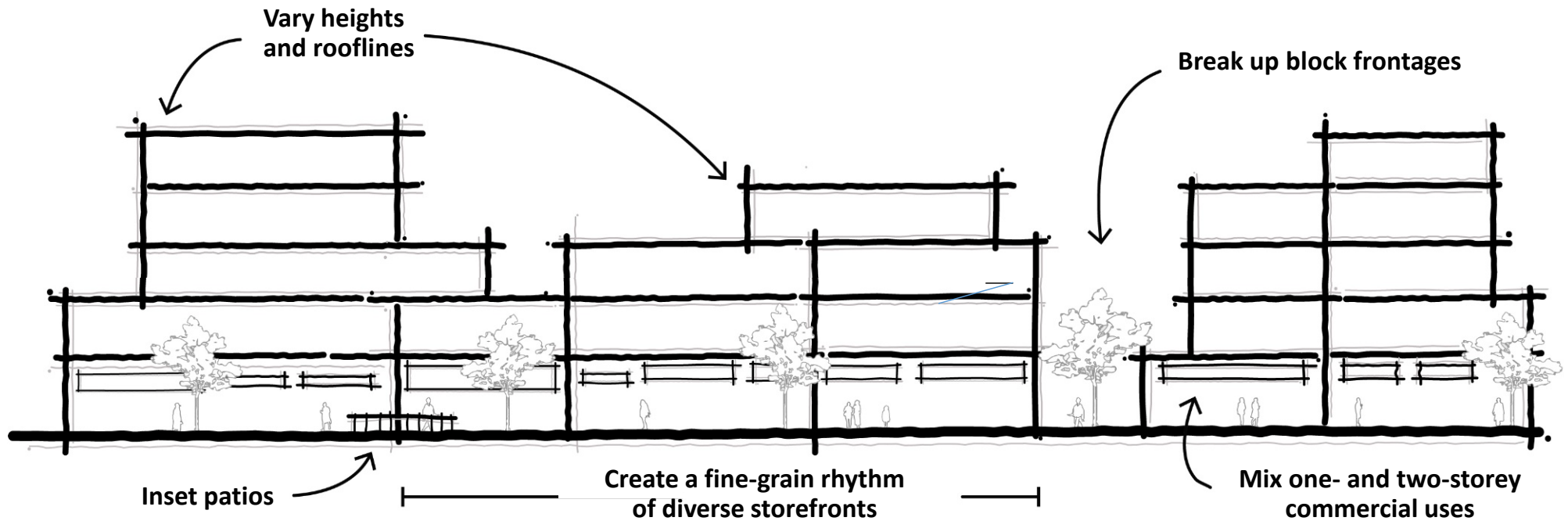


CONFIRM + REVISE PREVIOUS DIRECTION



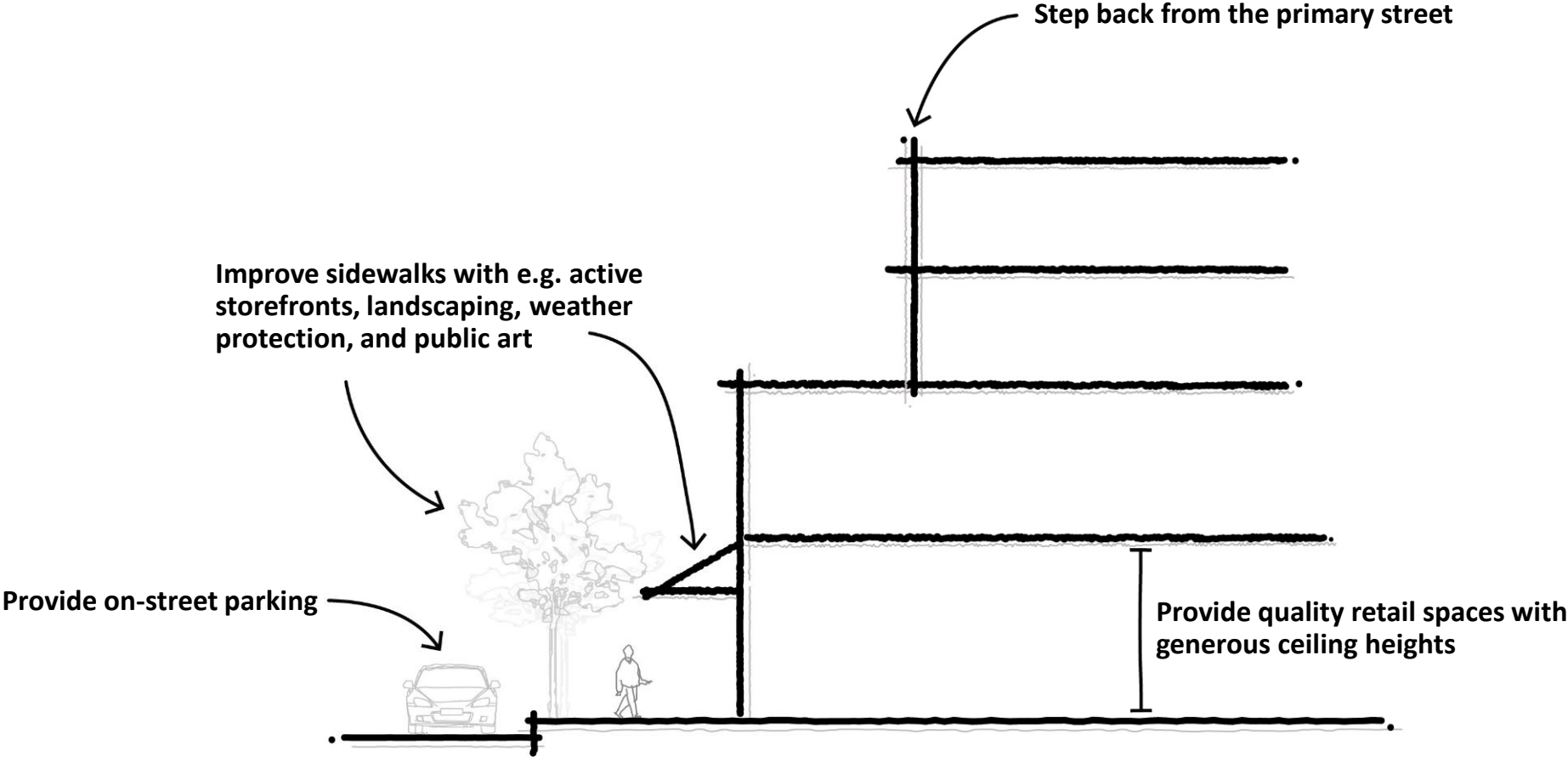
# 9. Shape Development to Create Variety

ADD TO PREVIOUS DIRECTION



# 10. Articulate Buildings to Frame Great Streets

ADD TO PREVIOUS DIRECTION



# 11. Manage this Plan to Deliver Desired Outcomes

## ADD TO PREVIOUS DIRECTION

### Building Design

- Celebrate the natural waterfront setting
- Create a complementary but eclectic architectural mix

### Commercial Uses

- Allow commercial-only buildings on all sites
- Consider site-specific density and height to enable delivery of a hotel or an arts facility (through early “pre-app” report)

### Residential Uses

- Support a range of unit sizes and types for different demographics
- Allow rental as a residential use on all sites and waive amenity contributions where secured

### Heritage

- Consider revitalization agreements and the potential transfer of density within the commercial area

### Transportation

- Require an impact assessment for each rezoning

### Parking

- Maintain visitor and commercial requirements except where site-specific constraints, and consider reductions for residential uses

### Public Amenities

- Use amenity contributions to achieve the public realm and renew, enhance, and create local public facilities

### Flexibility

- Consider any proposed changes to use, density, or height on their merit (through early “pre-app” report)

### Monitoring

- Review on a five-year basis if/where appropriate



# Recommended Next Steps

# Recalling... and Advancing the Process



**Spring 2023**  
Engagement



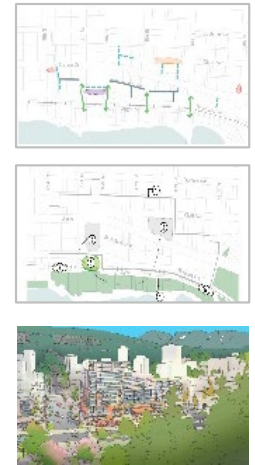
**Summer 2023**  
Framework



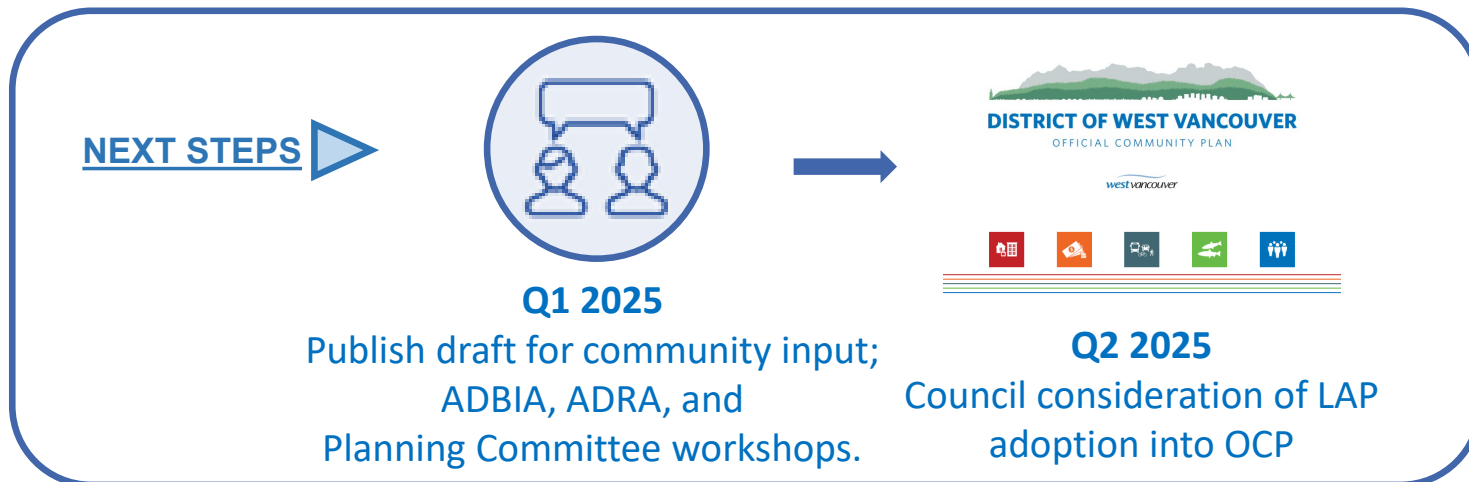
**Fall 2024**  
Engagement



WE ARE HERE



**Winter 2025**  
Draft Plan



# Recommendation

1. Receive the engagement findings for information;
2. Publish the Draft Plan for community input; engage ADBIA, ADRA; refer to the Planning Committee; and
3. Report back to Council in second quarter of 2025 with a proposed Local Area Plan.