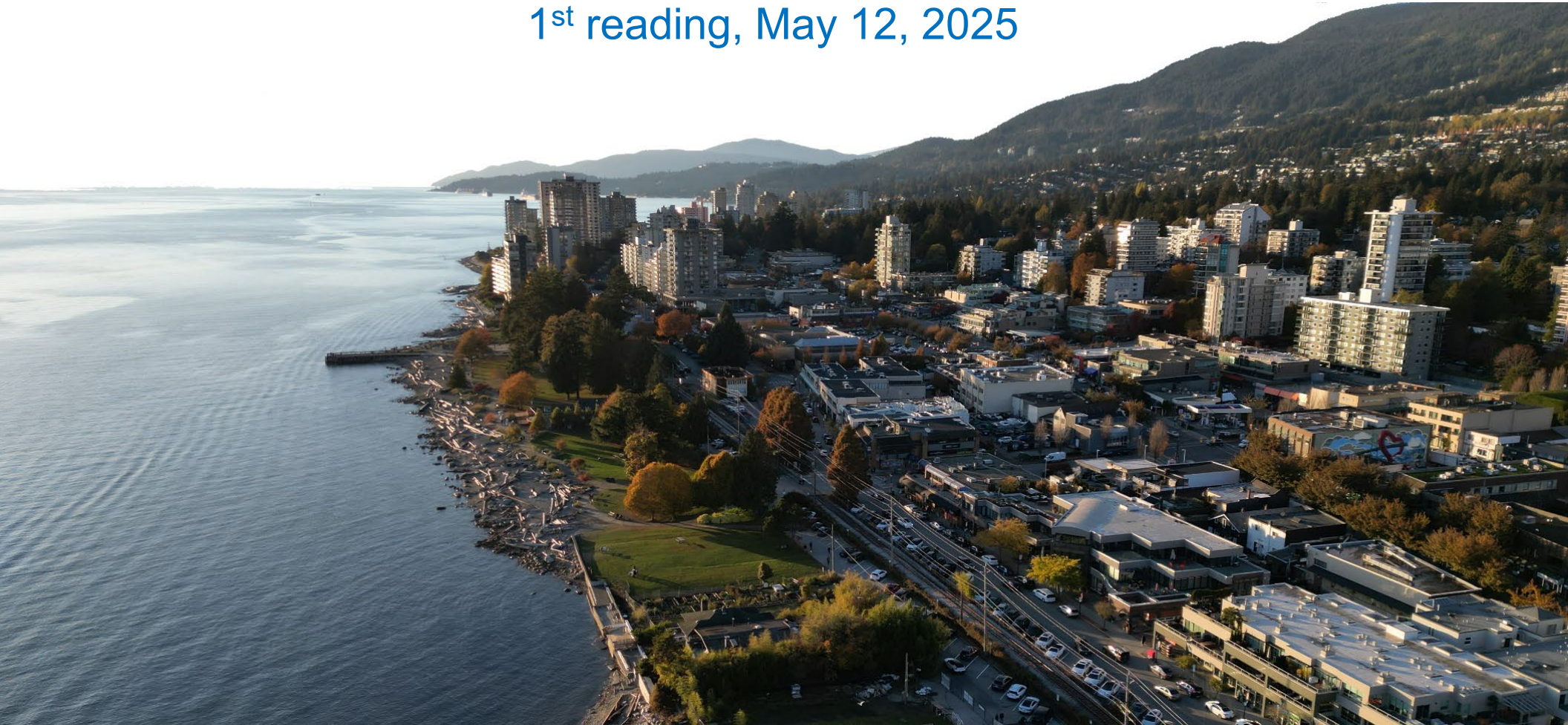


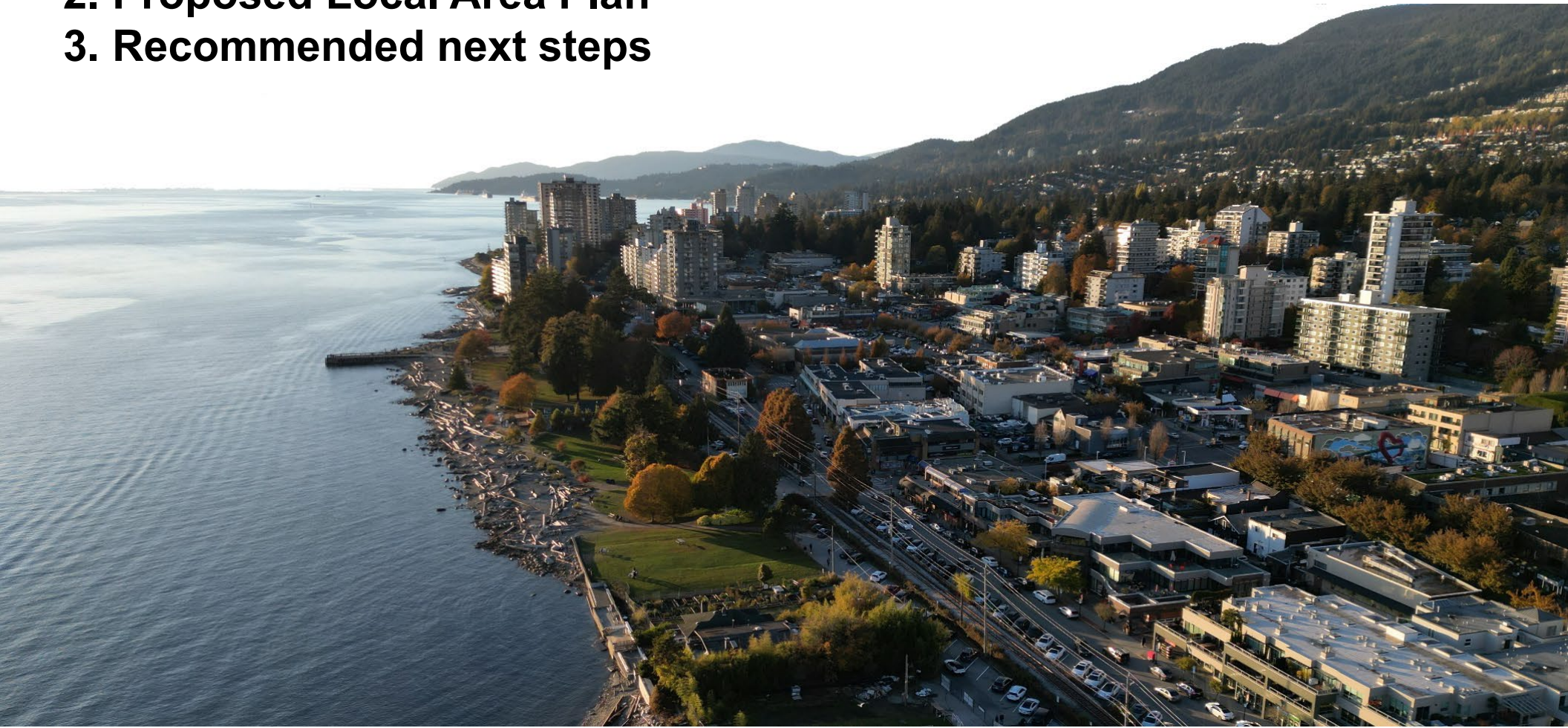
Ambleside Centre: Proposed Local Area Plan

1st reading, May 12, 2025



Presentation outline

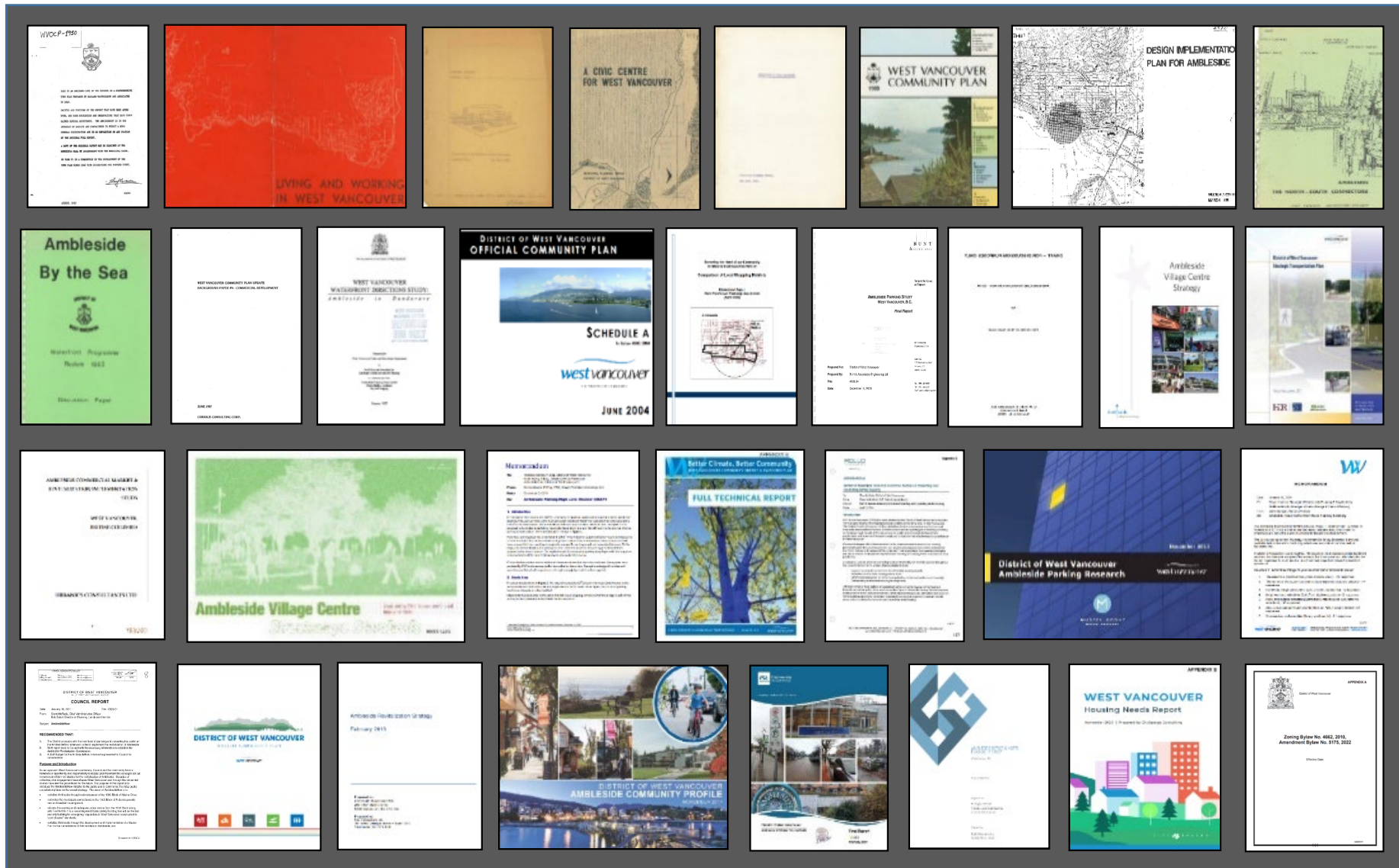
1. History and background
2. Proposed Local Area Plan
3. Recommended next steps





History and background

Learning from the past



Situating decades of study in the present

- Need for better integration with waterfront
- More retail vibrancy desired, no real “focal” points
- Street experience underwhelming with few gathering spaces
- Relatively few mixed-use buildings with housing
- Development economics not viable or challenging
- General desire to maintain low-rise character
- Undersupply of available off-street parking
- Little renewal of aging commercial buildings
- Desire for a hotel and an arts facility, uncertainty as to where

Many long-standing themes resonate with the community today

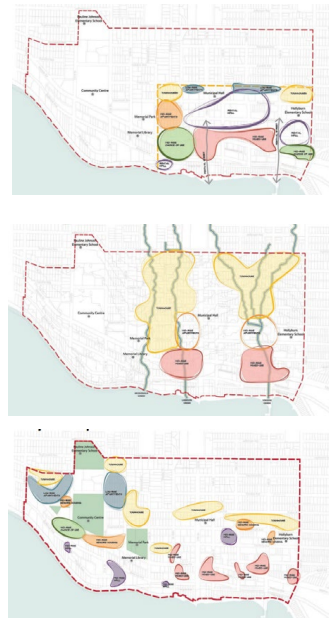
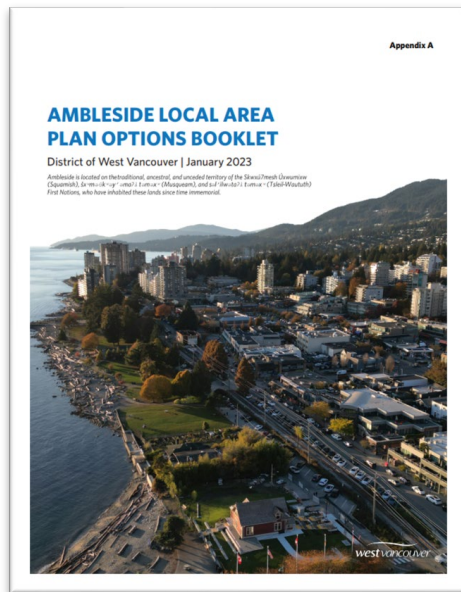
(Re-) Starting the conversation

Council June 2022

- Direction to prepare three high-level “options” to elicit ideas

Council February 2023

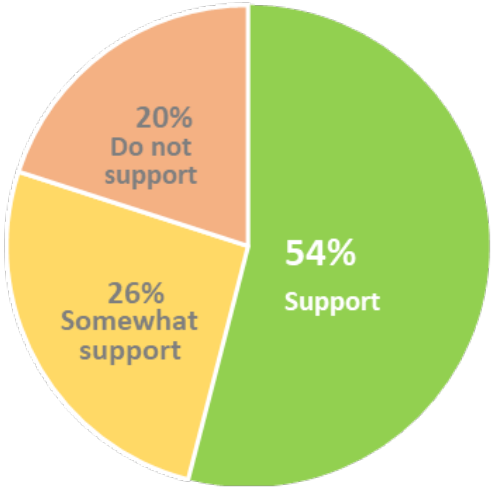
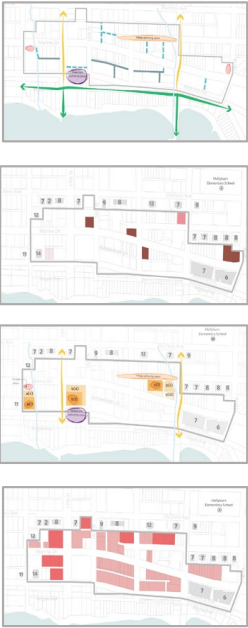
- Direction to use these “options” for engagement



Moving the dialogue forward

Council July 2023

- That engagement was reflected in a “framework”, direction to prepare “design illustrations” for community engagement



Listening to refine

January 2025

- That engagement was reflected in a “Draft Plan”, Council direction to:
 - publish for community input
 - conduct local stakeholder engagement (ADBIA and ADRA)
 - refer to the Planning Committee for its recommendations
- And return in Q2 2025 with a proposed LAP for consideration

May 2025

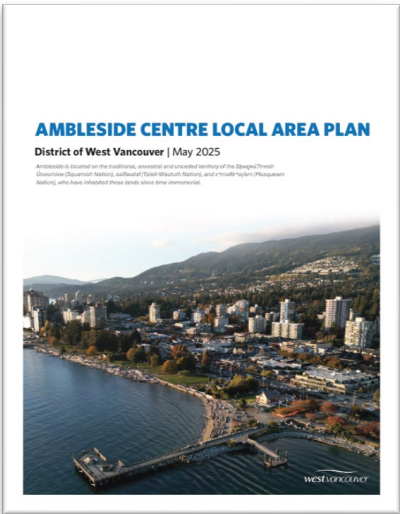
- **Appendix A:** Engagement Summary
- **Appendix B:** Proposed LAP Bylaw

Appendix A

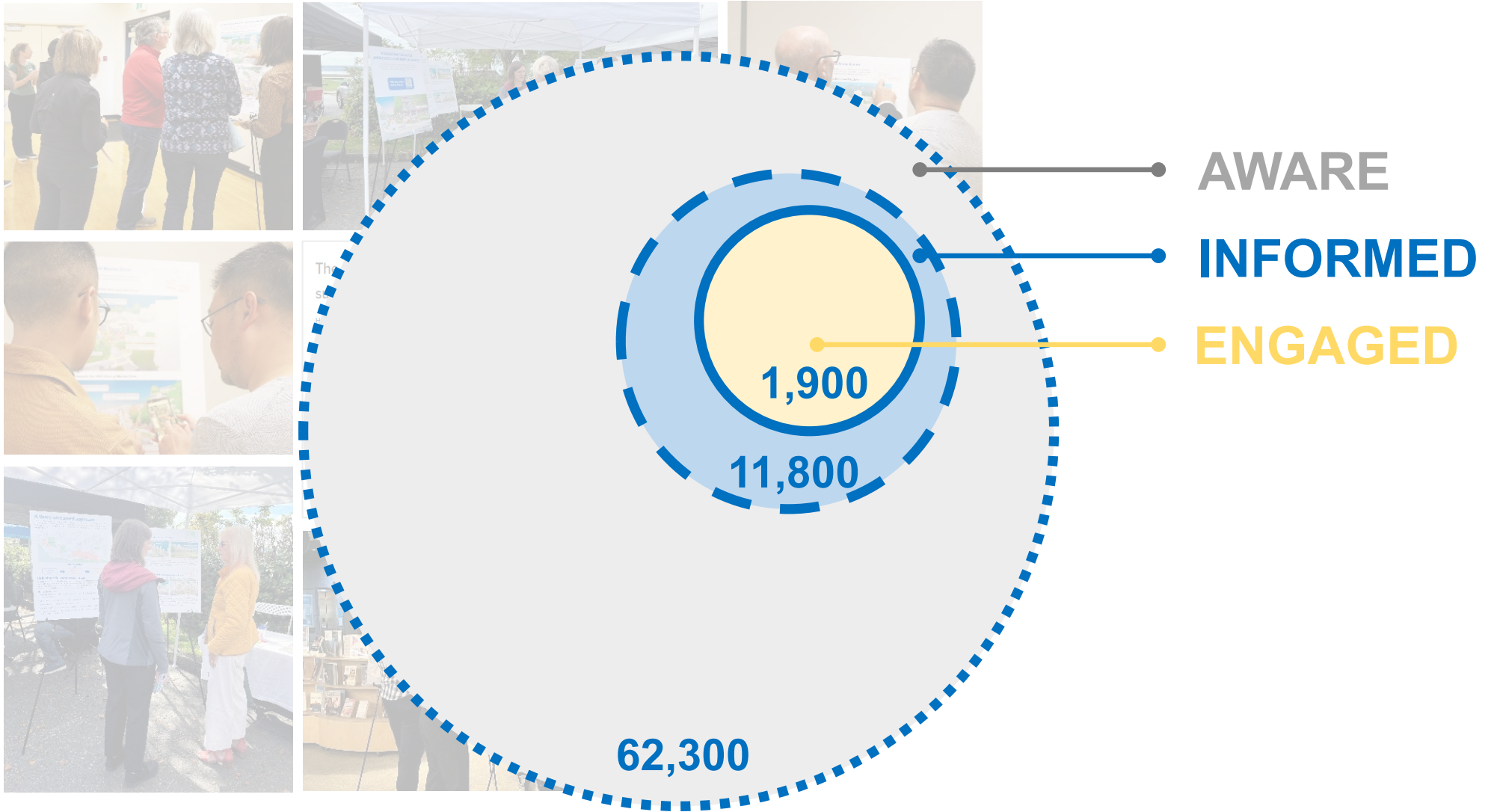
Engagement Summary:
Draft Ambleside Centre Local Area Plan
May 2025

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3. CONCLUSION	21



Thank you to the community





The proposed LAP

Clarifying 1) function; revising 2) scope

1) Proposed OCP bylaw is governed by the *Local Government Act*:

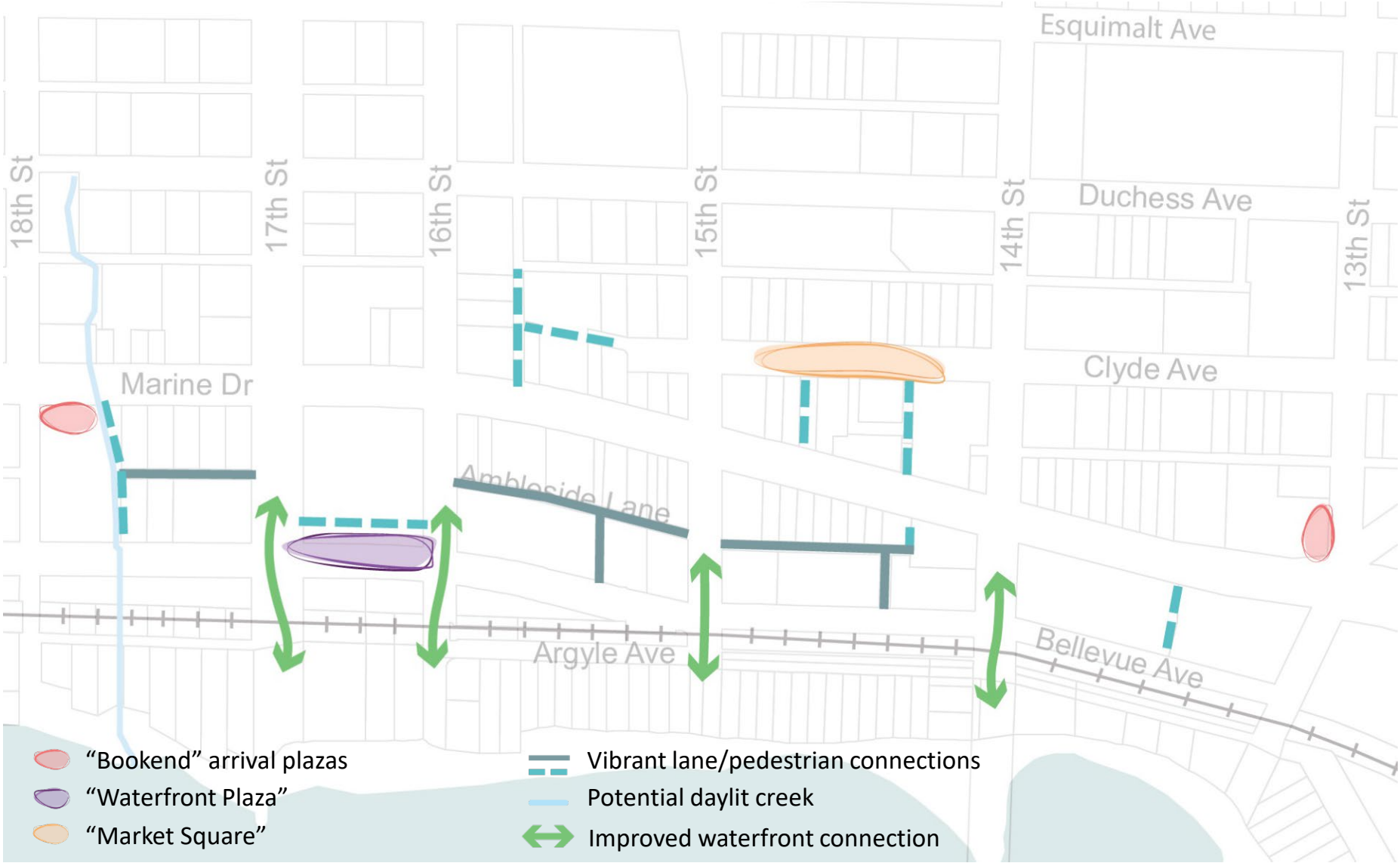
- “objectives and policies to guide decisions on planning”
- “approximate location, amount, type” of residential and commercial
- can include “objectives for form and character” as “guidelines”
- “does not commit or authorize a municipality to proceed with any project”

LAP is a long-term guide, not the decisions or approvals themselves

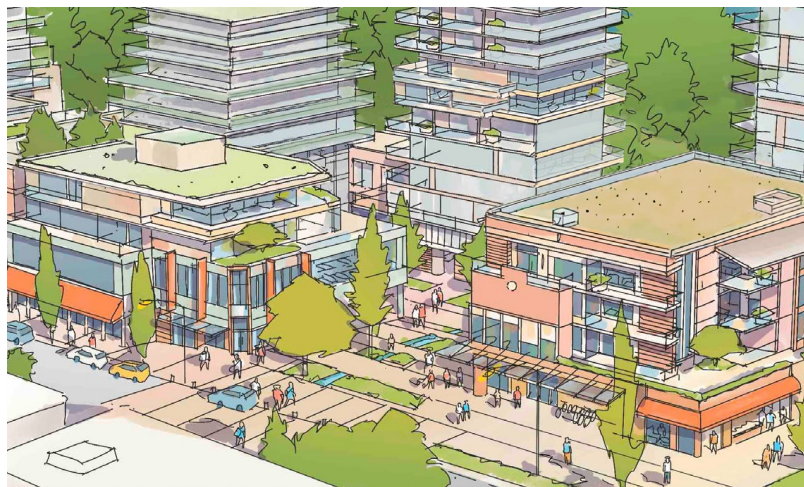
2) The geographical scope of the proposed LAP has been revised:

- Removes the Hollyburn sub-area (Marine and 22nd)
- Area can be considered as plans for the civic site evolve/are confirmed
- Proposed LAP only focuses on Ambleside centre itself

Confirming a public realm system



Creating four gathering places



"Arrival Plaza" on 18th Street and Marine Drive



"Arrival Plaza" on 13th Street and Marine Drive

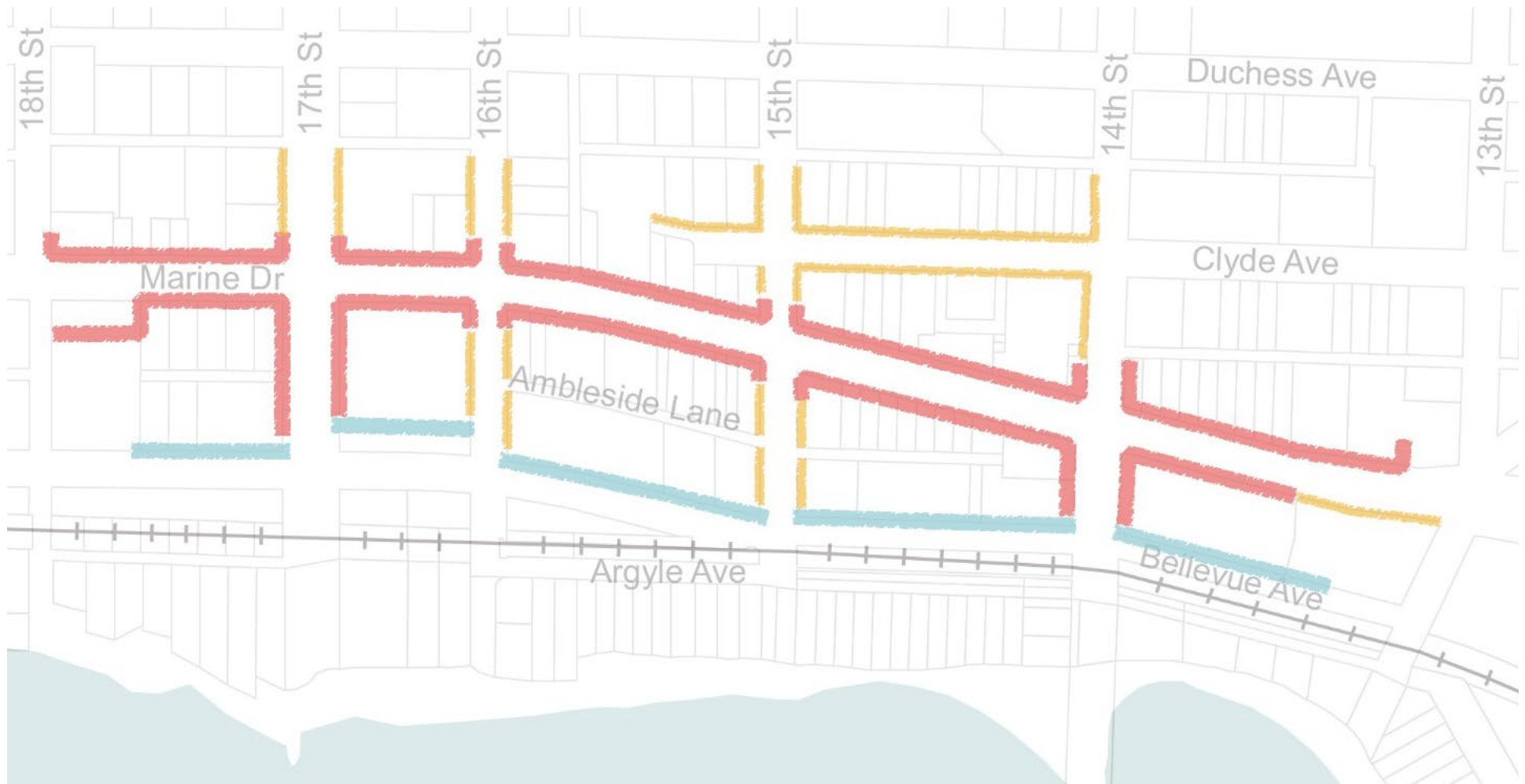


"Waterfront Plaza" on Bellevue Avenue



"Market Square" on Clyde Avenue

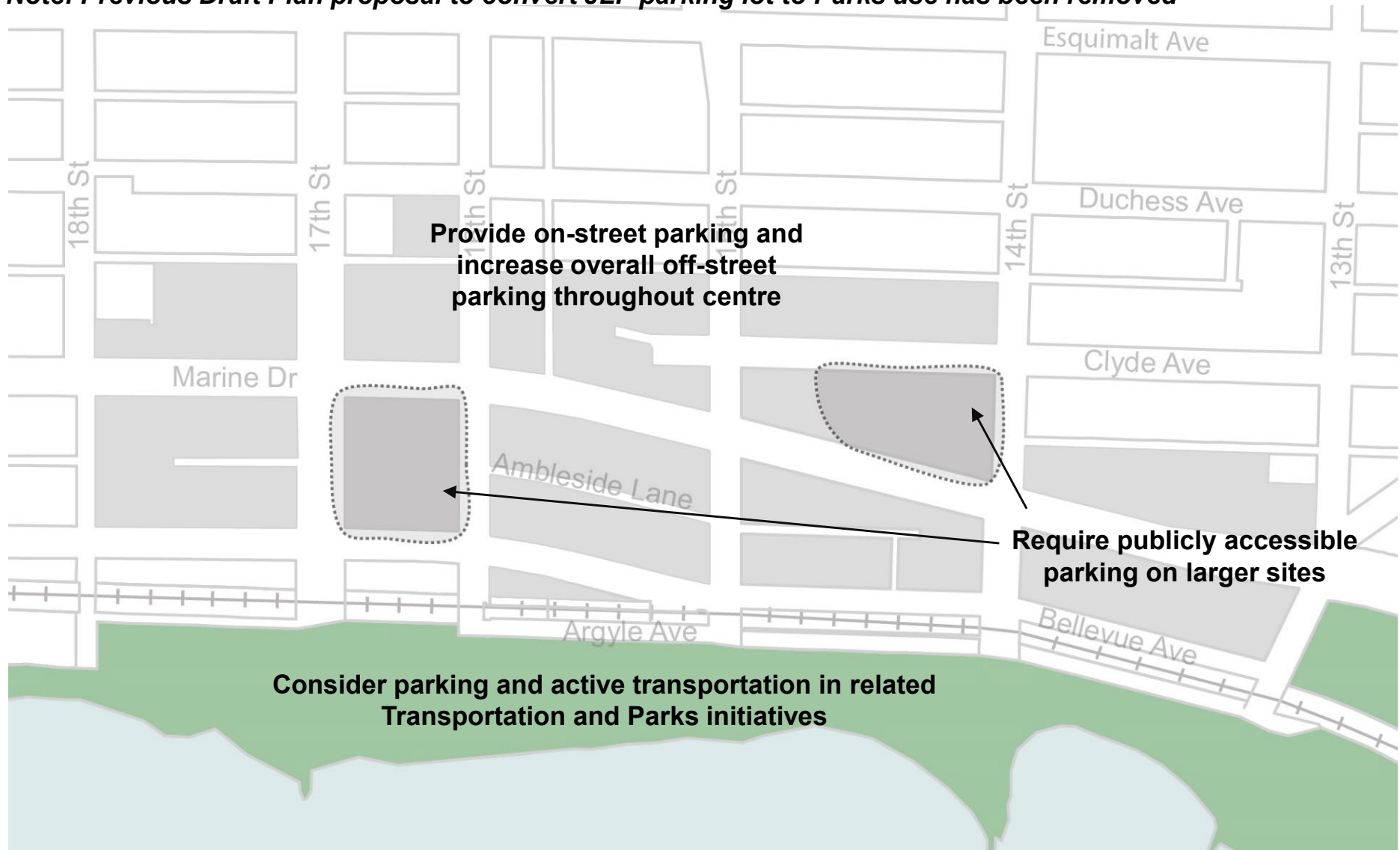
Shaping great retail streets



- Waterfront:** Street level cafes, restaurants, specialty retail, outdoor seating and patios
- Active:** A functional range of businesses that support employer and resident needs (grocery, banks, pharmacies)
- Flexible:** Smaller format commercial to support local and emerging businesses

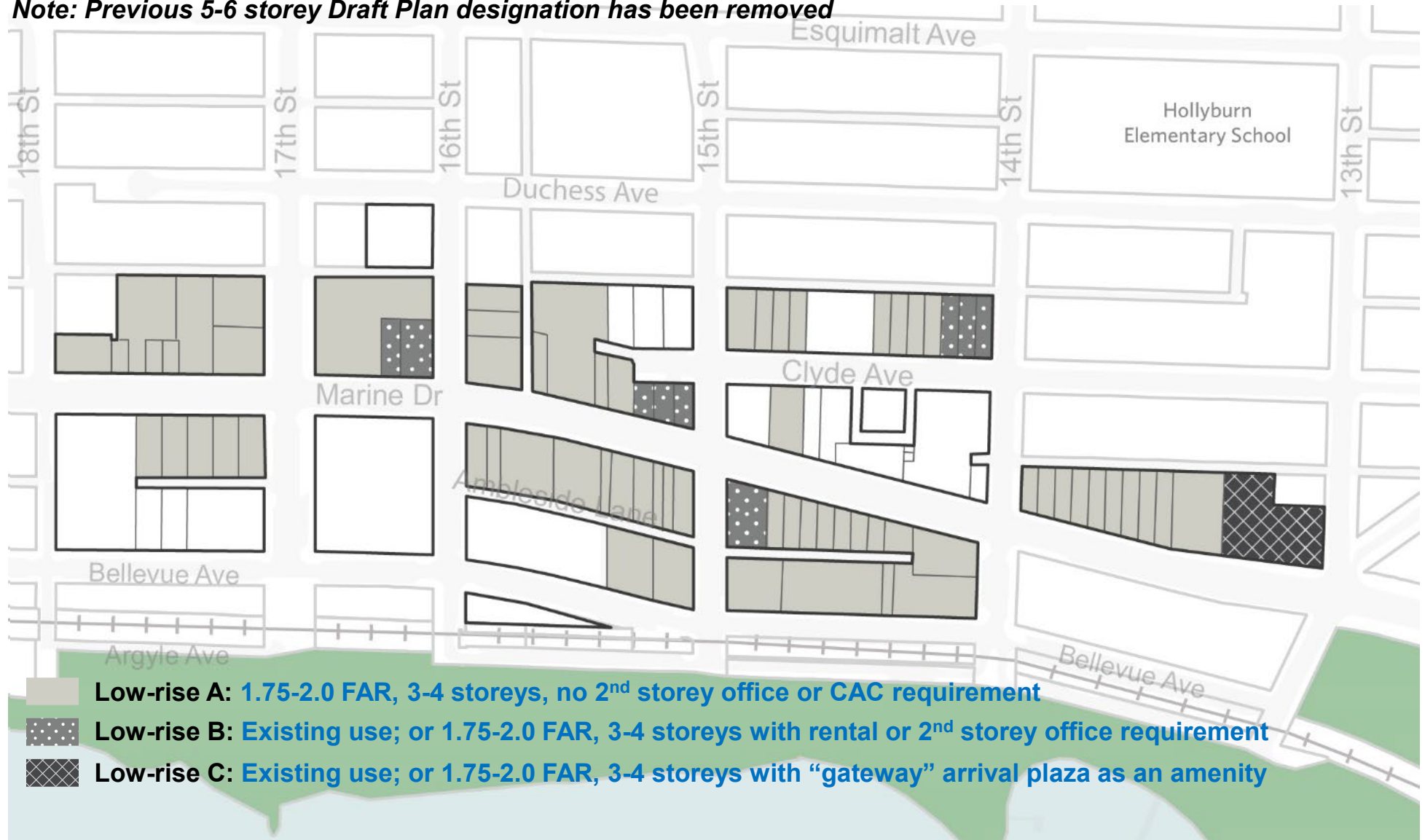
Integrating transportation

Note: Previous Draft Plan proposal to convert JLP parking lot to Parks use has been removed

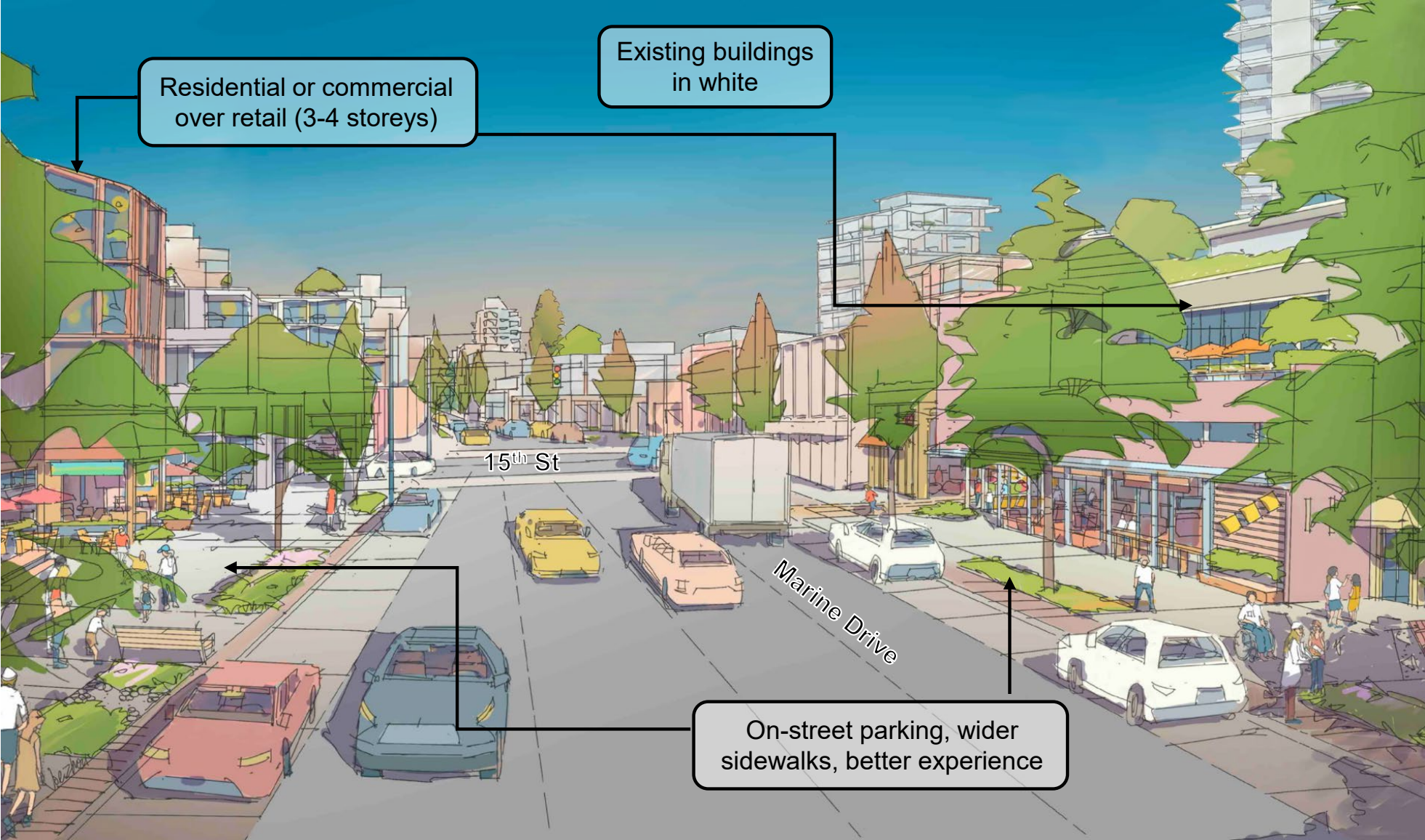


Prioritizing (by enabling) low-rise

Note: Previous 5-6 storey Draft Plan designation has been removed



Low-Rise Marine

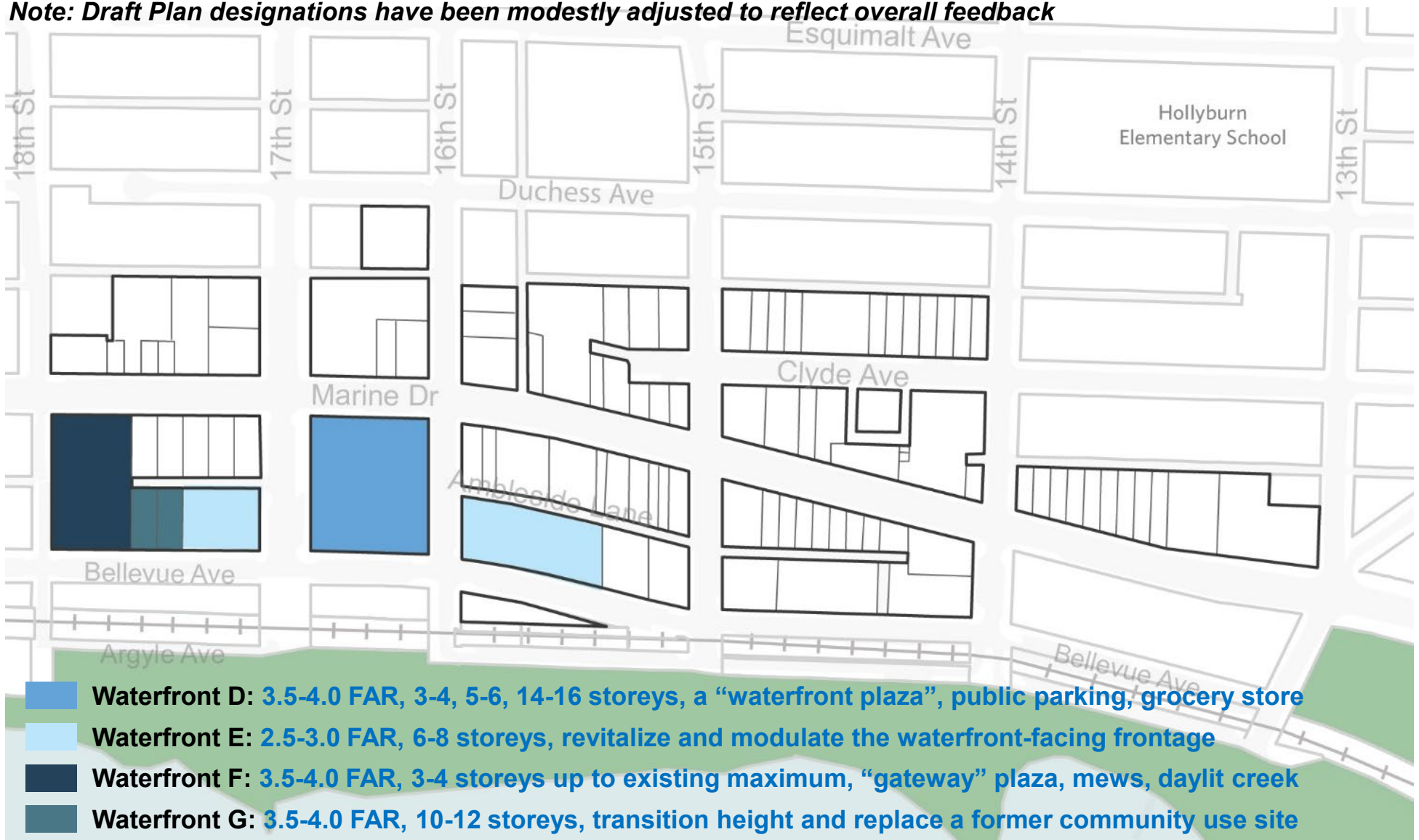


Low-Rise central Bellevue

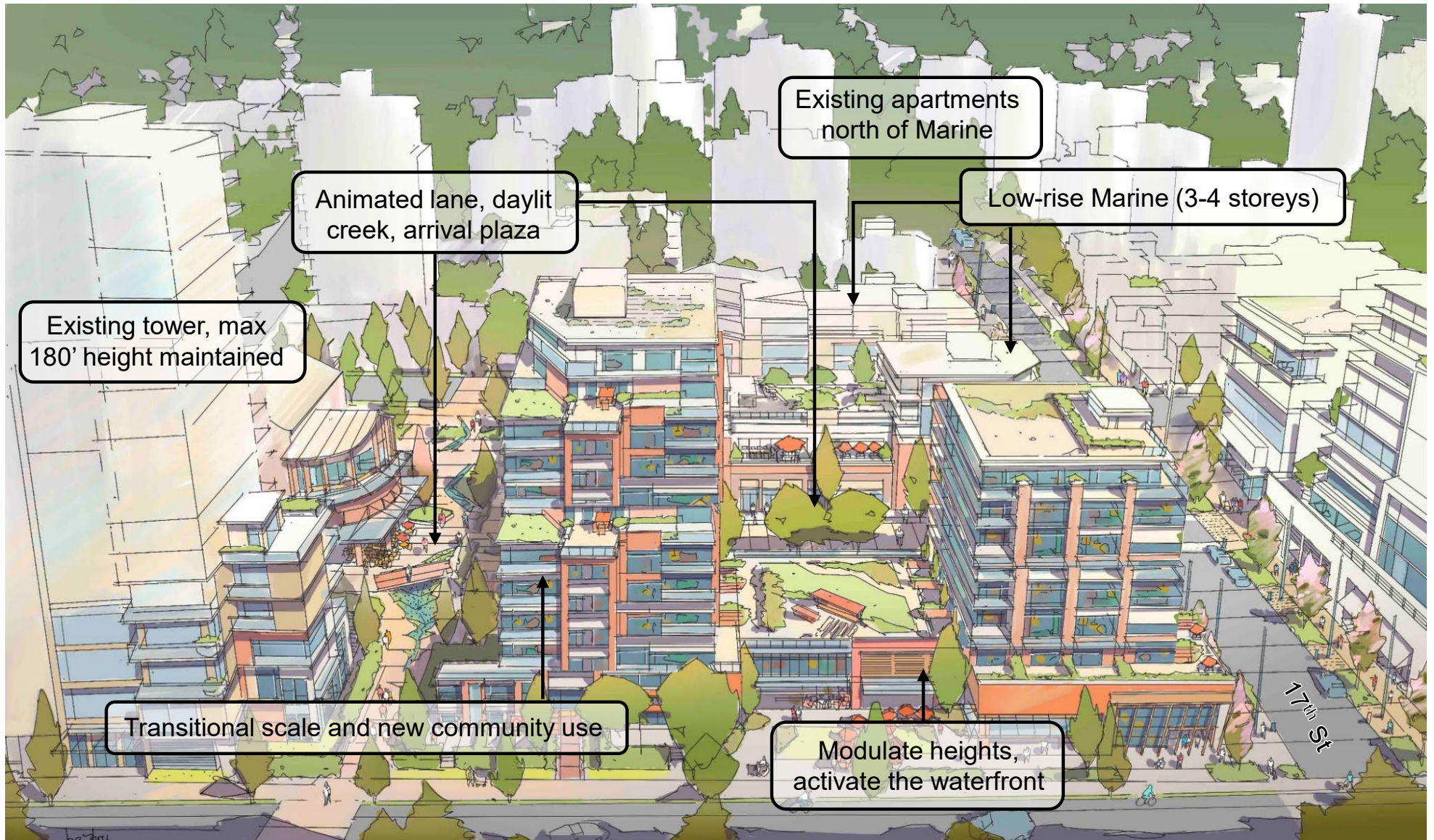


Activating a waterfront “precinct”

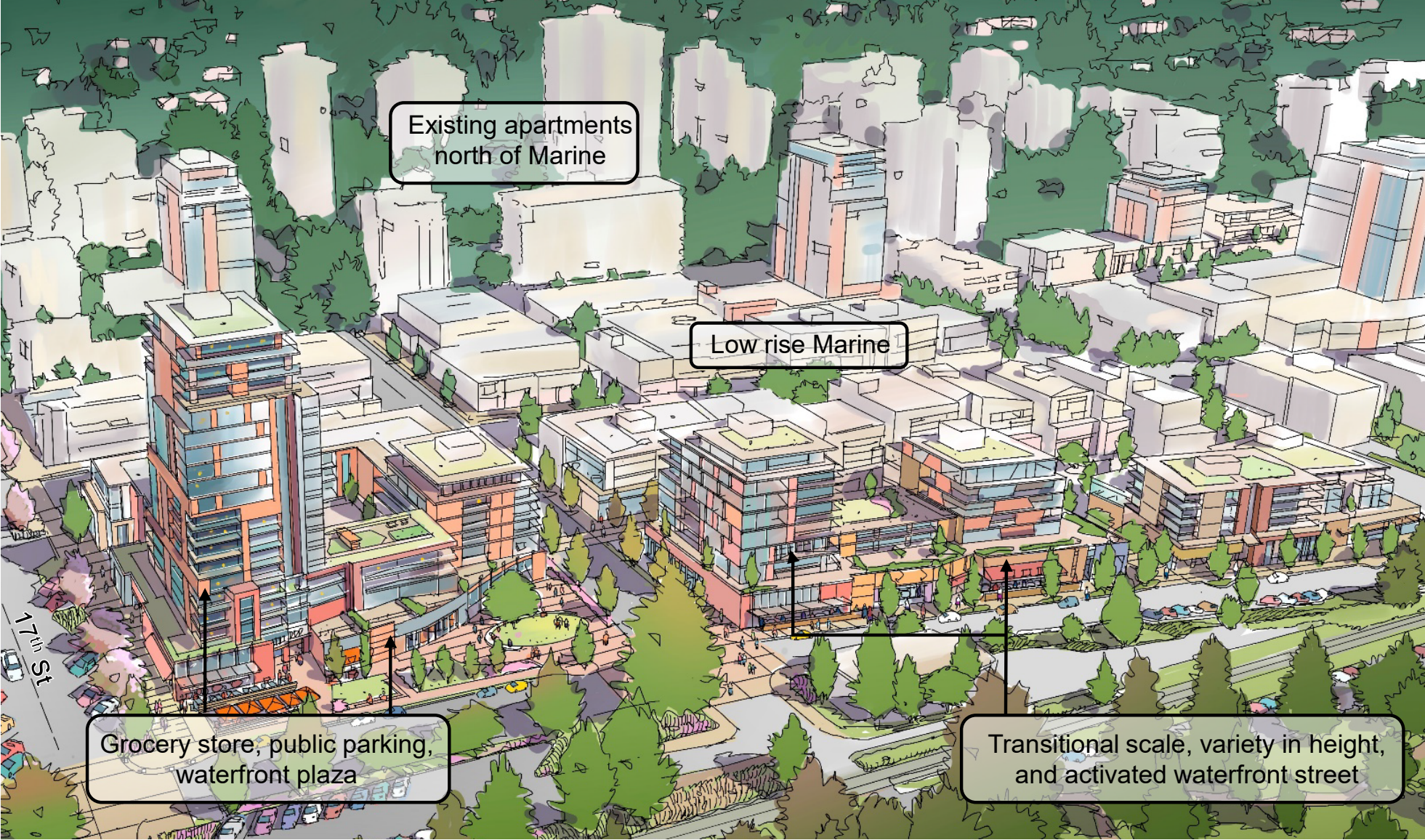
Note: Draft Plan designations have been modestly adjusted to reflect overall feedback



1700 block Bellevue

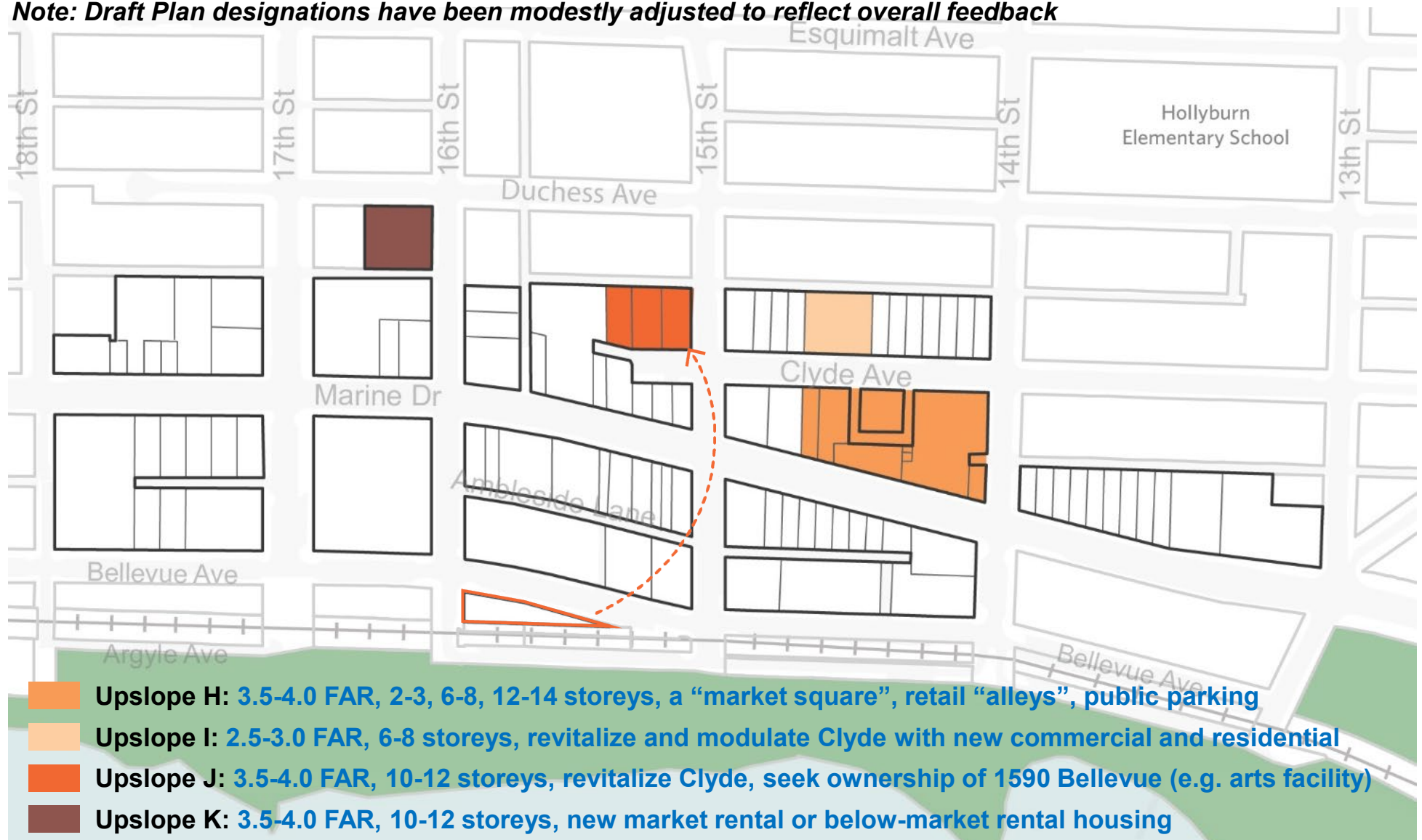


1500 and 1600 blocks Bellevue



Integrating with upslope apartment area

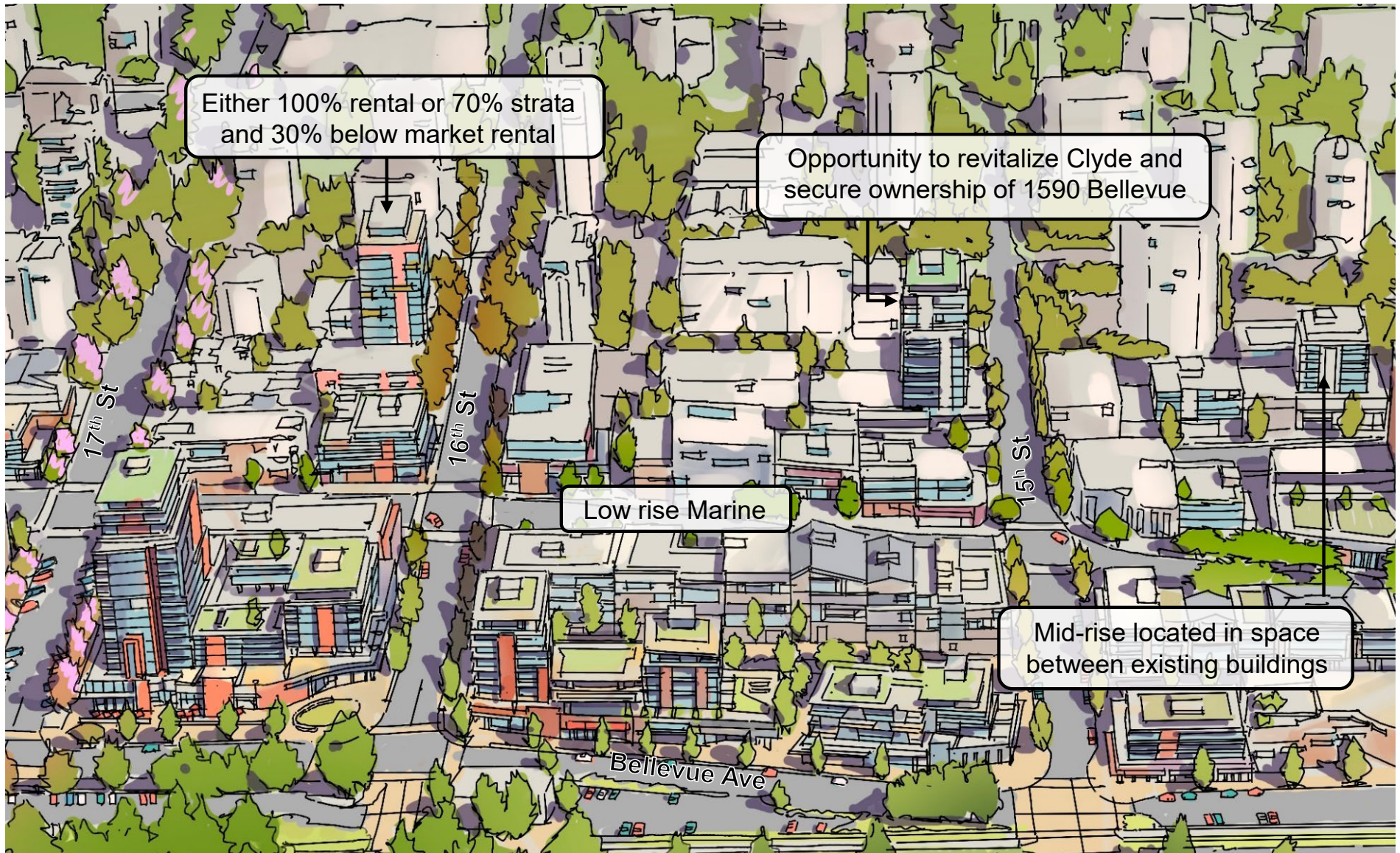
Note: Draft Plan designations have been modestly adjusted to reflect overall feedback



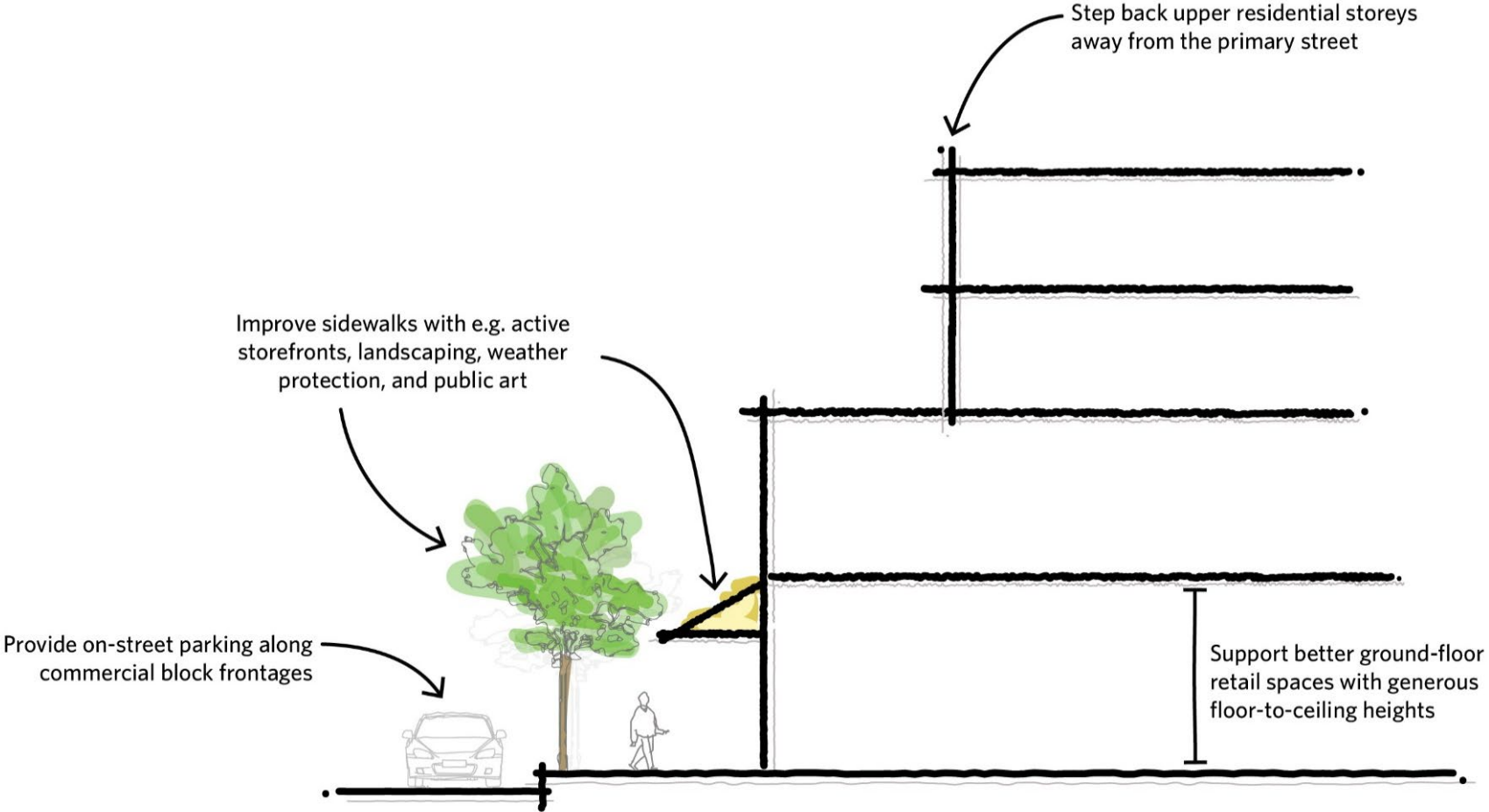
1400 block Clyde



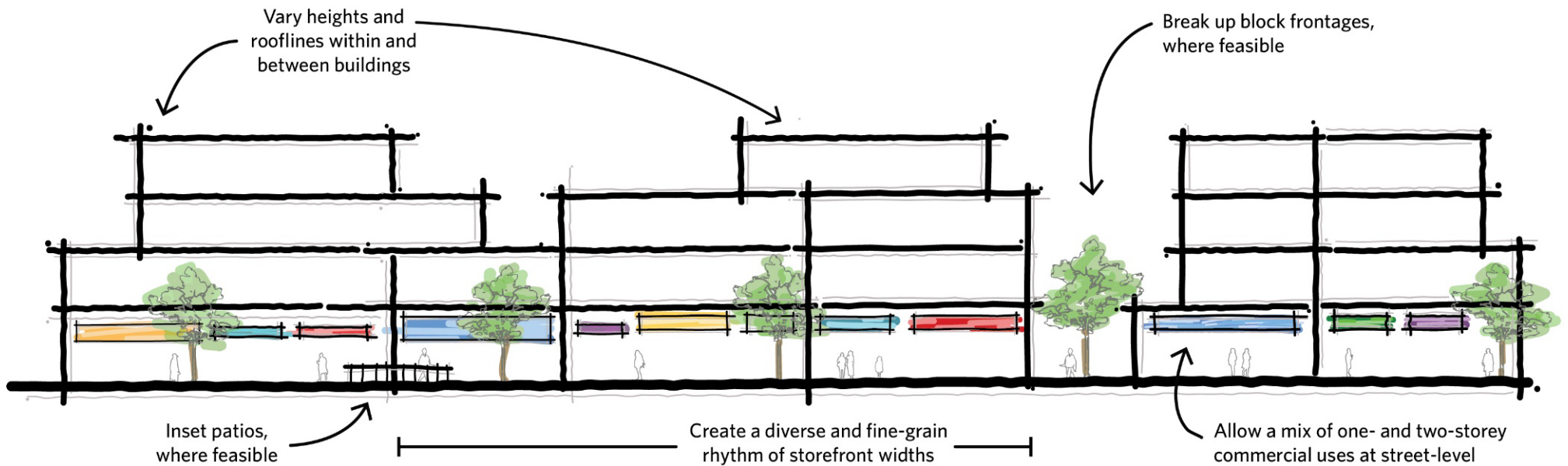
15th and 16th, Clyde and Duchess



Framing great streets



Varying massing and height





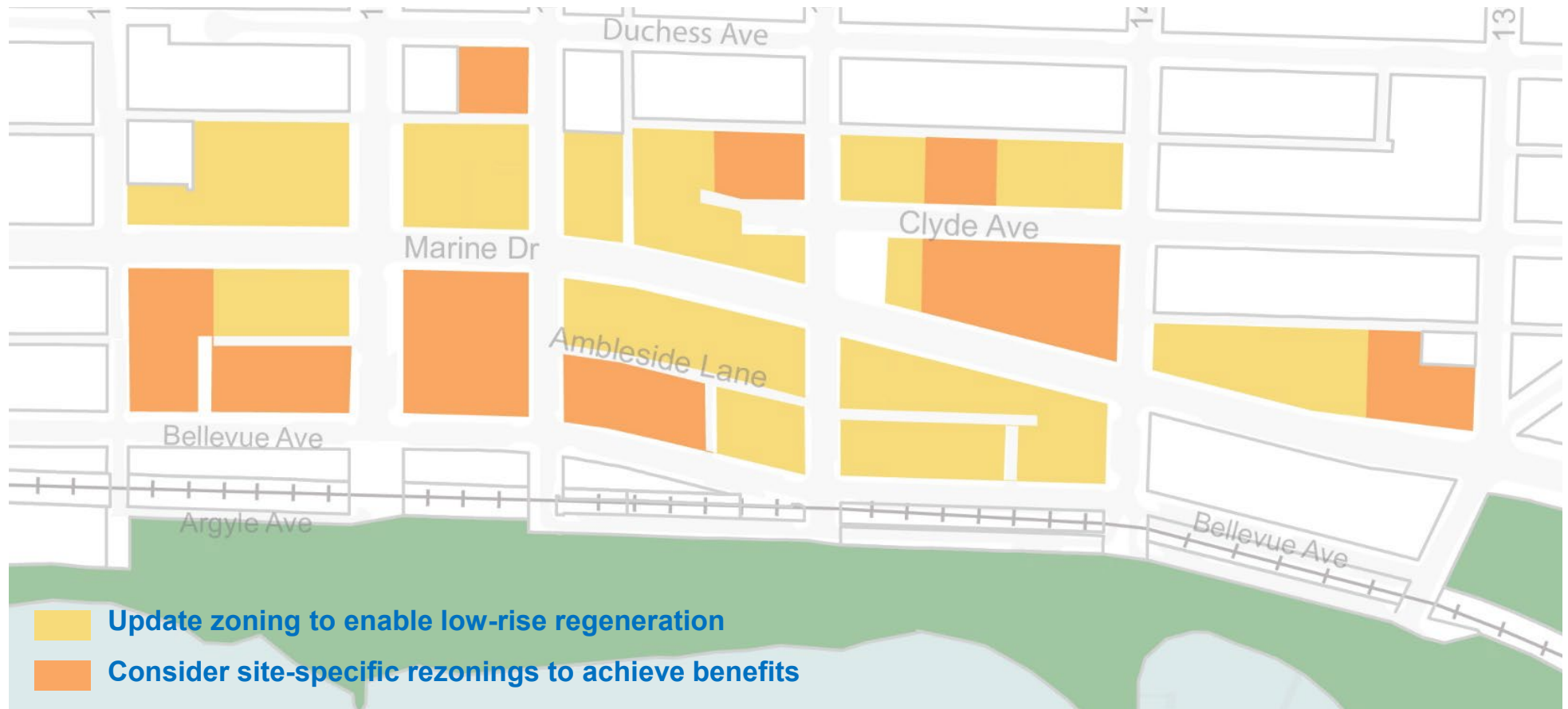
Next steps

Guiding a long-term vision in context

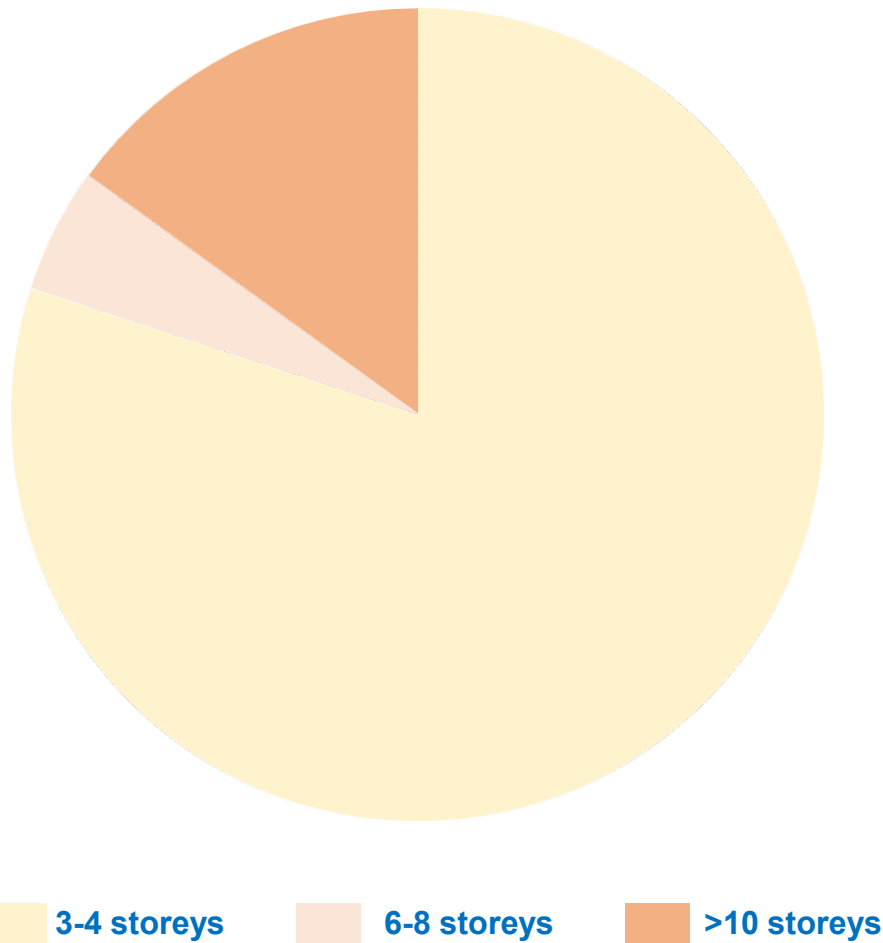


Implementing intentionally, incrementally

Flexibility is built into the LAP as a “living document” (alongside other regulations). Applicants can propose, Council can use or amend, staff can monitor its success. The general approach:



Summarizing proposed deliverables



- ~80% of lots to facilitate low-rise
- ~5% mid-rise to add variety and animation
- ~15% include taller forms to negotiate:
 - New plazas and gathering spaces
 - New mid-block connections
 - New publicly accessible parking
 - New community use space
 - New rental housing site
 - New land for e.g. an arts facility
 - More diverse housing and shops
 - Contributions to local amenities

Recommendation

In conclusion, after a 2+ year process, staff are recommending commencing consideration of adopting the LAP into the OCP.

THAT:

- the proposed OCP bylaw be read a first time,
- the proposed OCP bylaw be presented at a public hearing on June 9, 2025, at 4 p.m., and
- the engagement findings be received for information.

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