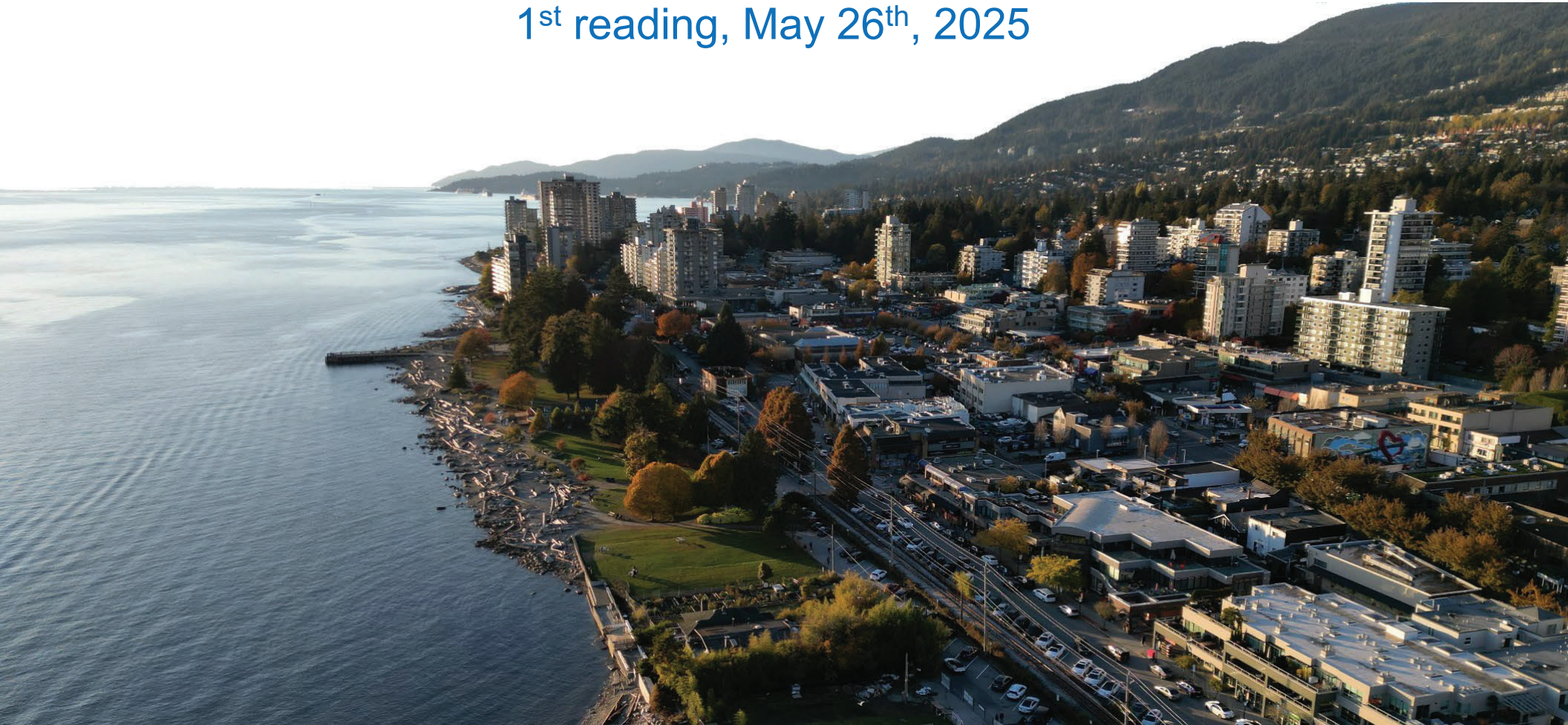


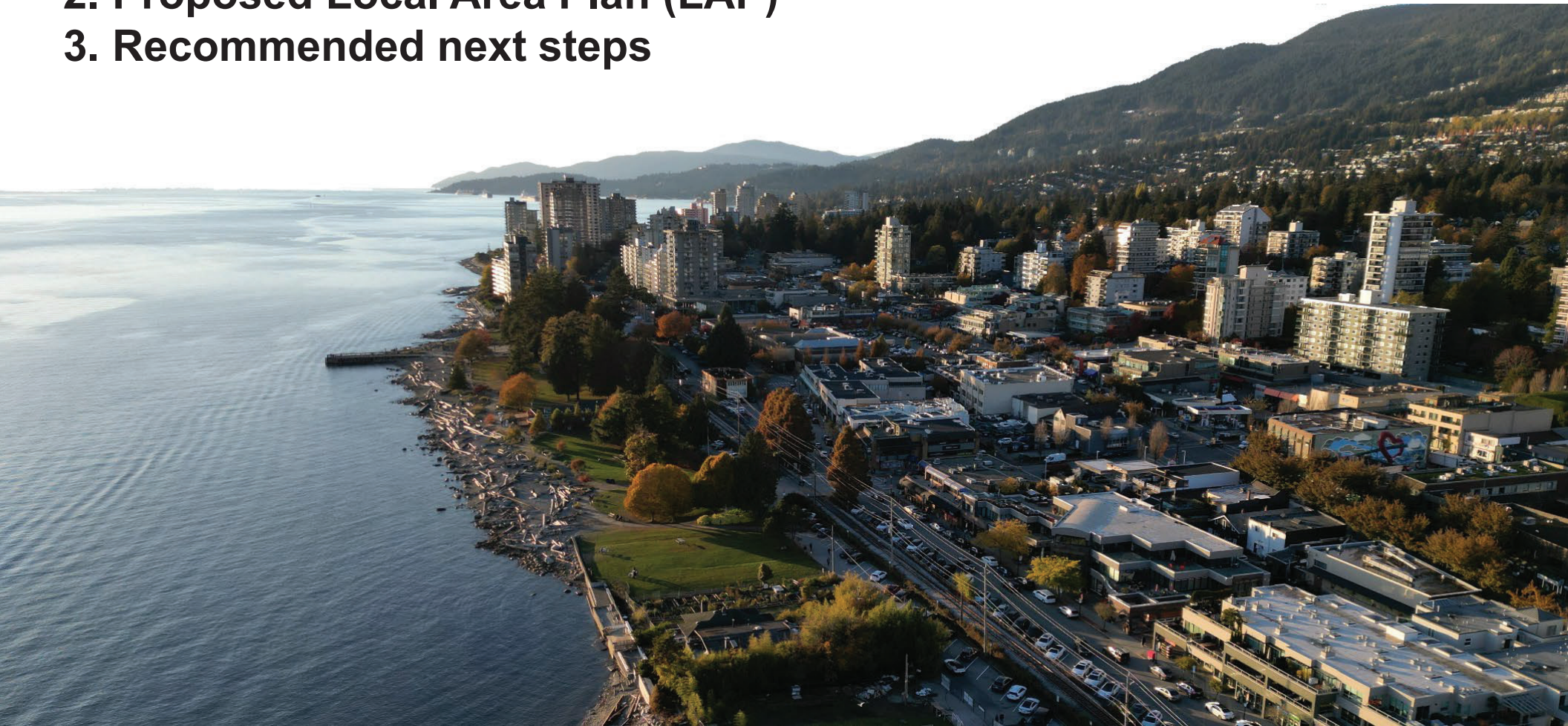
# Ambleside Centre: Proposed Local Area Plan

1<sup>st</sup> reading, May 26<sup>th</sup>, 2025



# Presentation outline

1. Background and process
2. Proposed Local Area Plan (LAP)
3. Recommended next steps





# Background & Process

# Role and purpose of the LAP

Local Area Plans form part of the District's Official Community Plan

## **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***

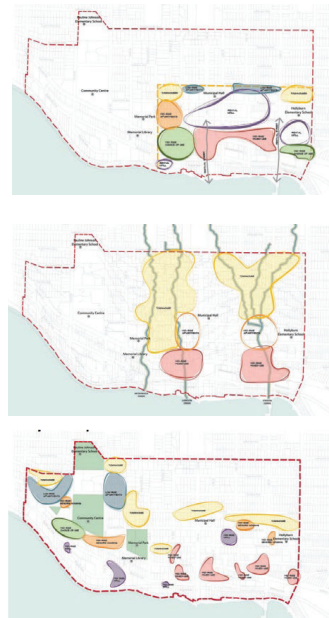
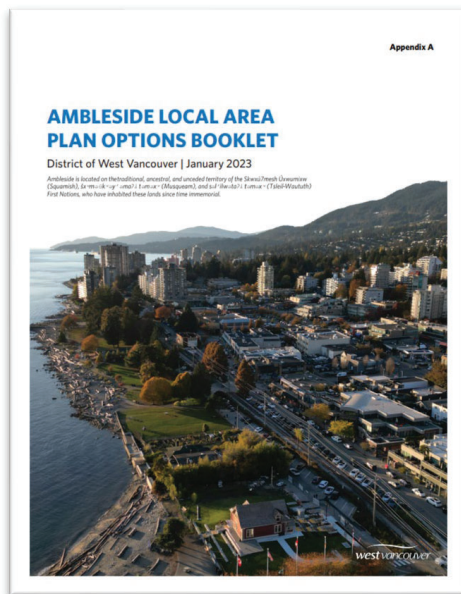
It's also a significant opportunity to advance many of the hopes and aspirations multiple studies over decades have identified for Ambleside...

Integrated with the waterfront, more walkable, vibrant retail, a “living centre”, mostly low-rise, easier to find parking, a home to the arts...

# (Re-) Starting the conversation

## Council June 2022 and February 2023

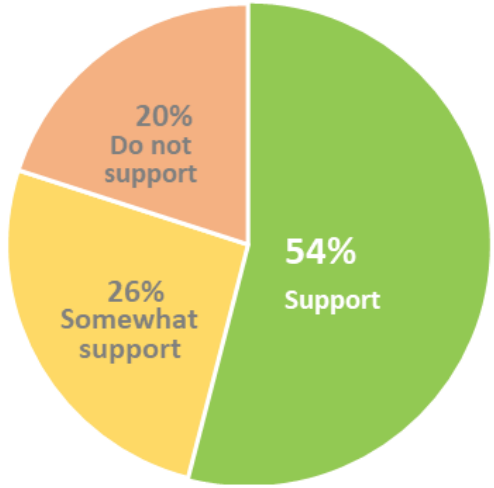
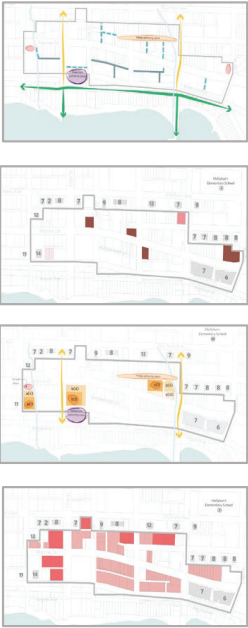
- Council direction to prepare three high-level “options” and engage the community to elicit their ideas to shape the future



# Moving the dialogue forward

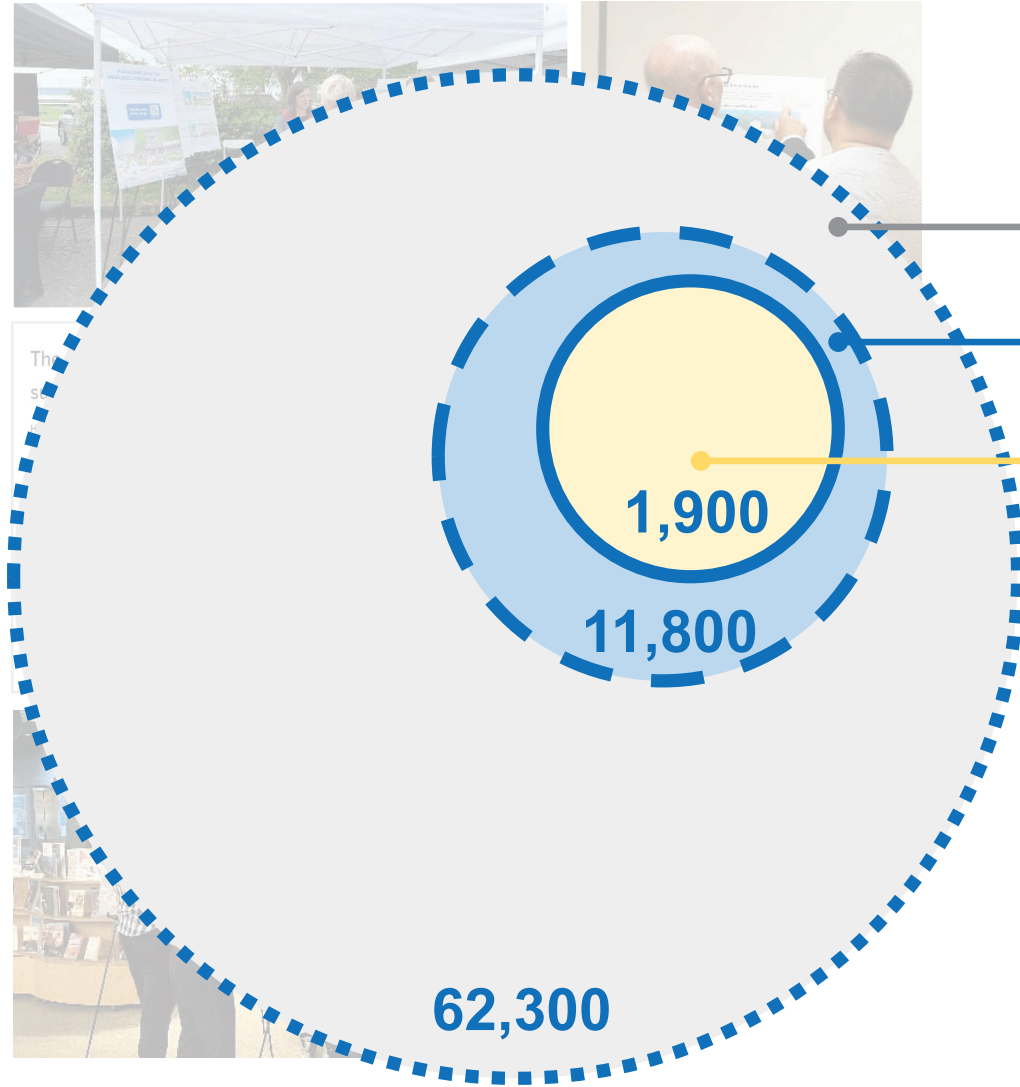
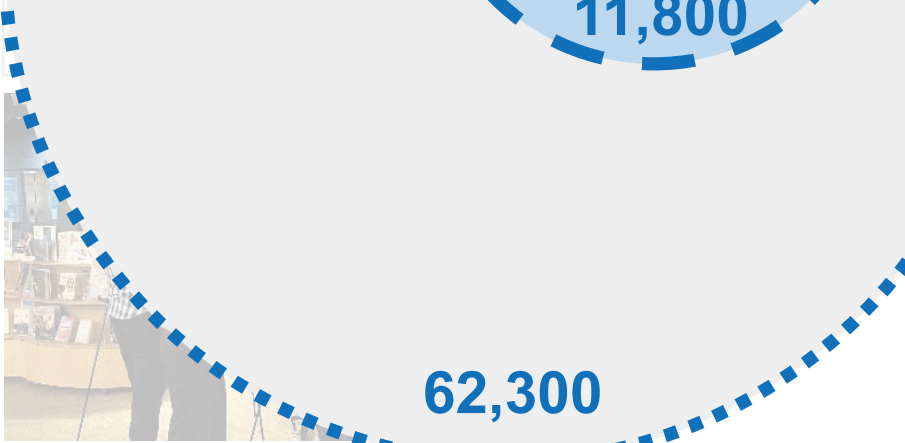
## Council July 2023

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





# Thank you to the community



**AWARE**

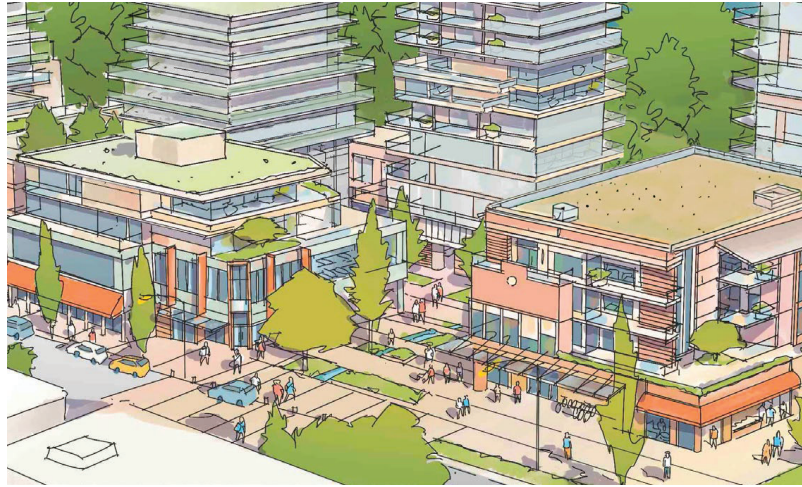
**INFORMED**

**ENGAGED**



# The proposed LAP

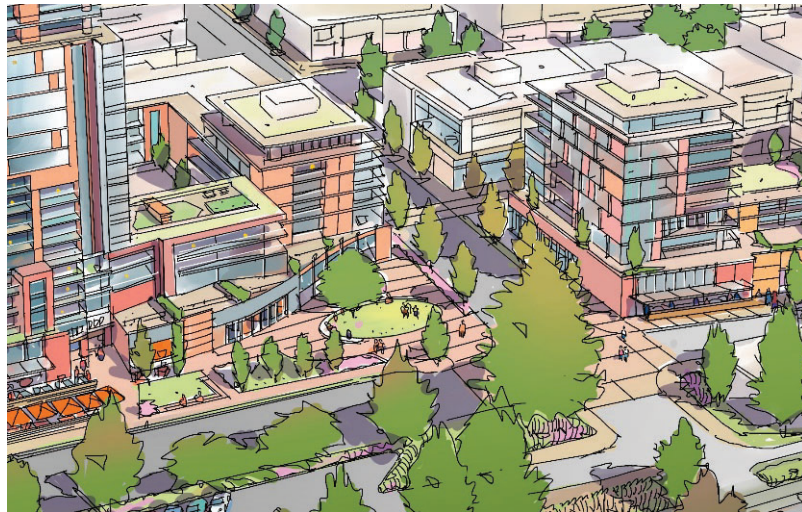
# Creating places and connections



Plaza, 18<sup>th</sup> and Marine, new link to Bellevue



Plaza, 13<sup>th</sup> and Marine, create sense of arrival

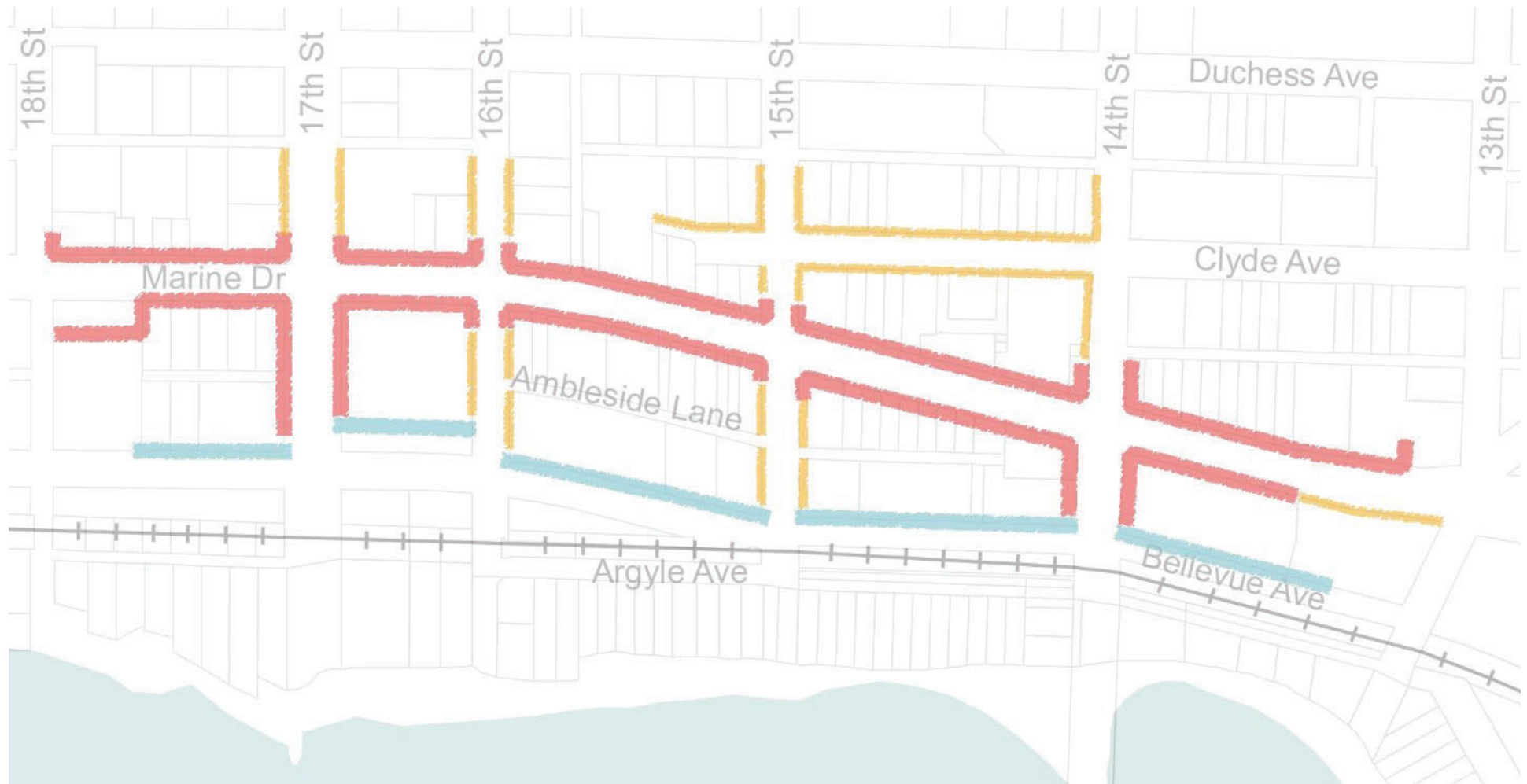


Plaza, 1600 Bellevue, connect to Waterfront



Plaza, 1400 Clyde, new link to Marine, event space

# 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

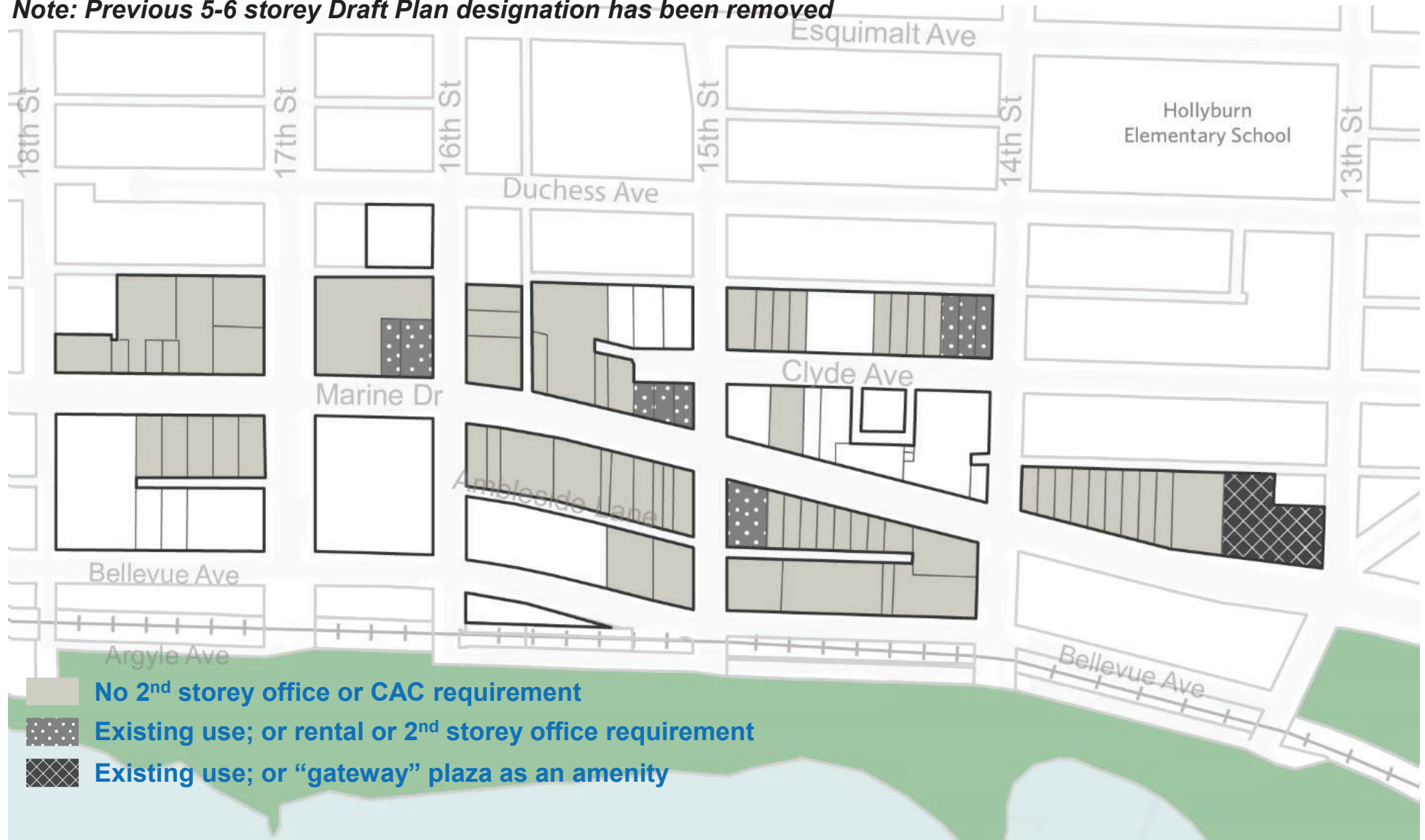
# Increasing parking

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

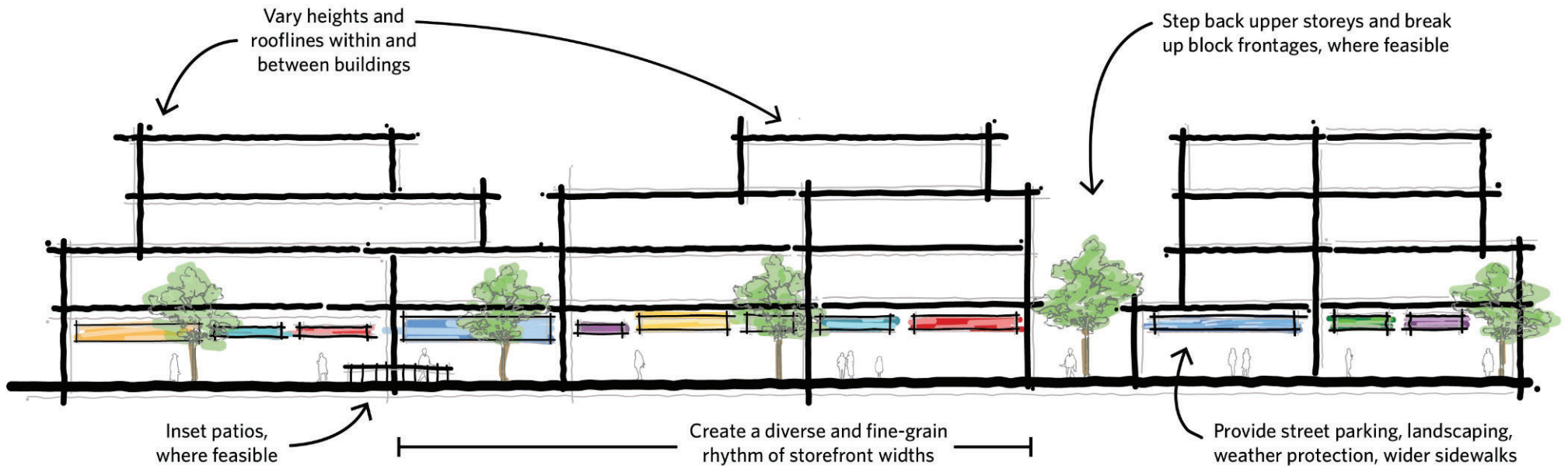


# Prioritizing 3-4 storey regeneration

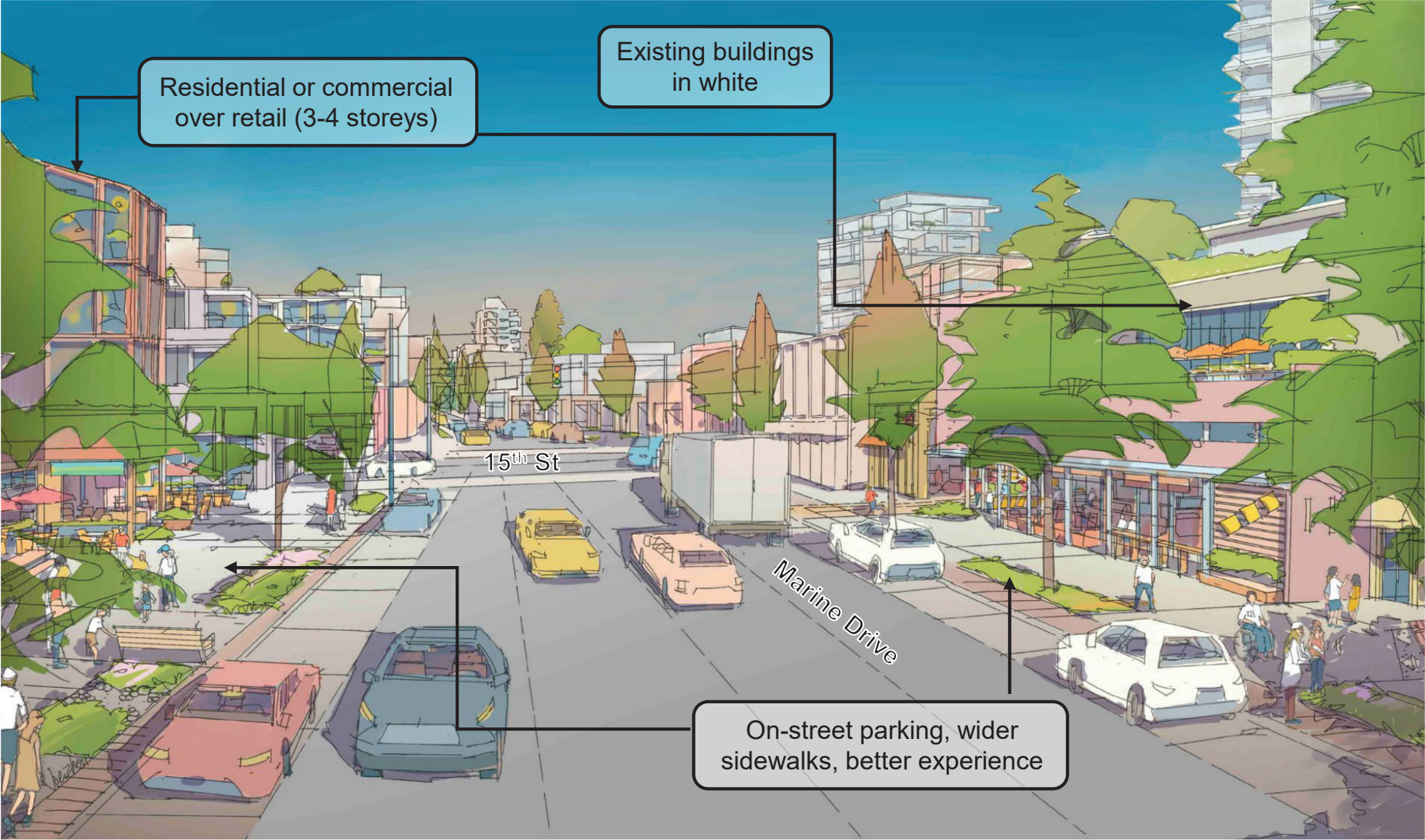
Note: Previous 5-6 storey Draft Plan designation has been removed



# Varying massing and framing the street



# Low-Rise Marine

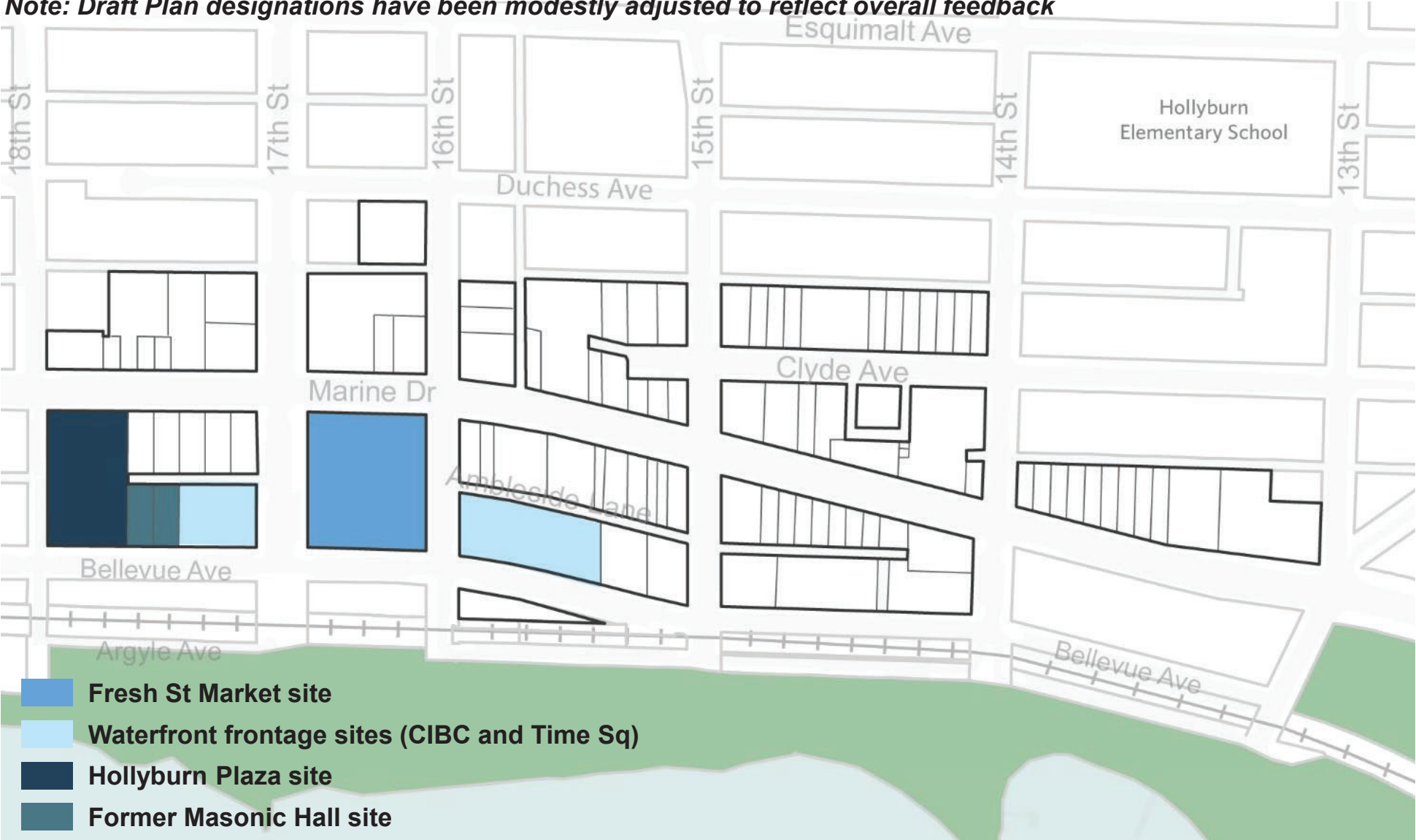


# Low-Rise central Bellevue

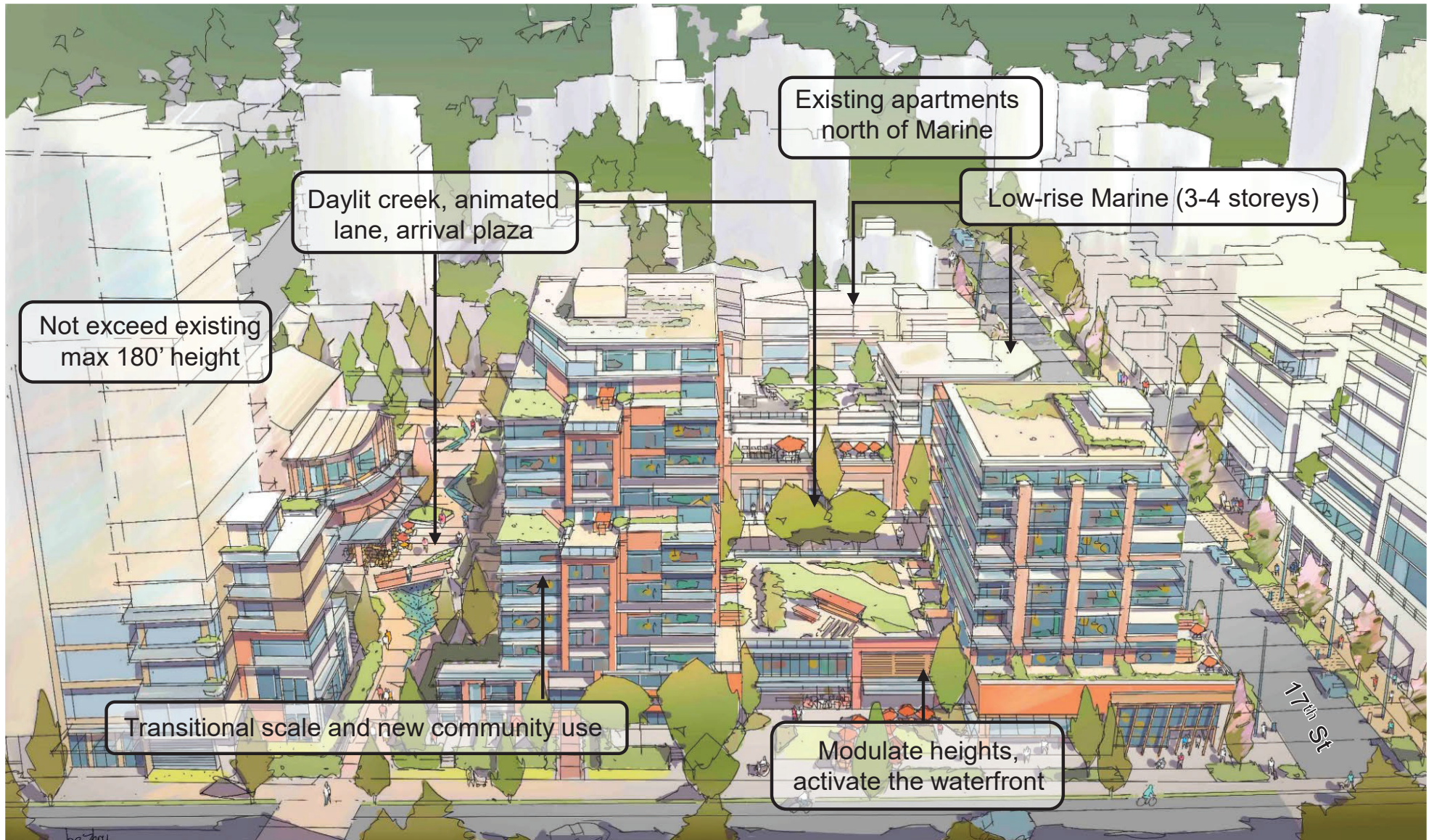


# Five waterfront sites

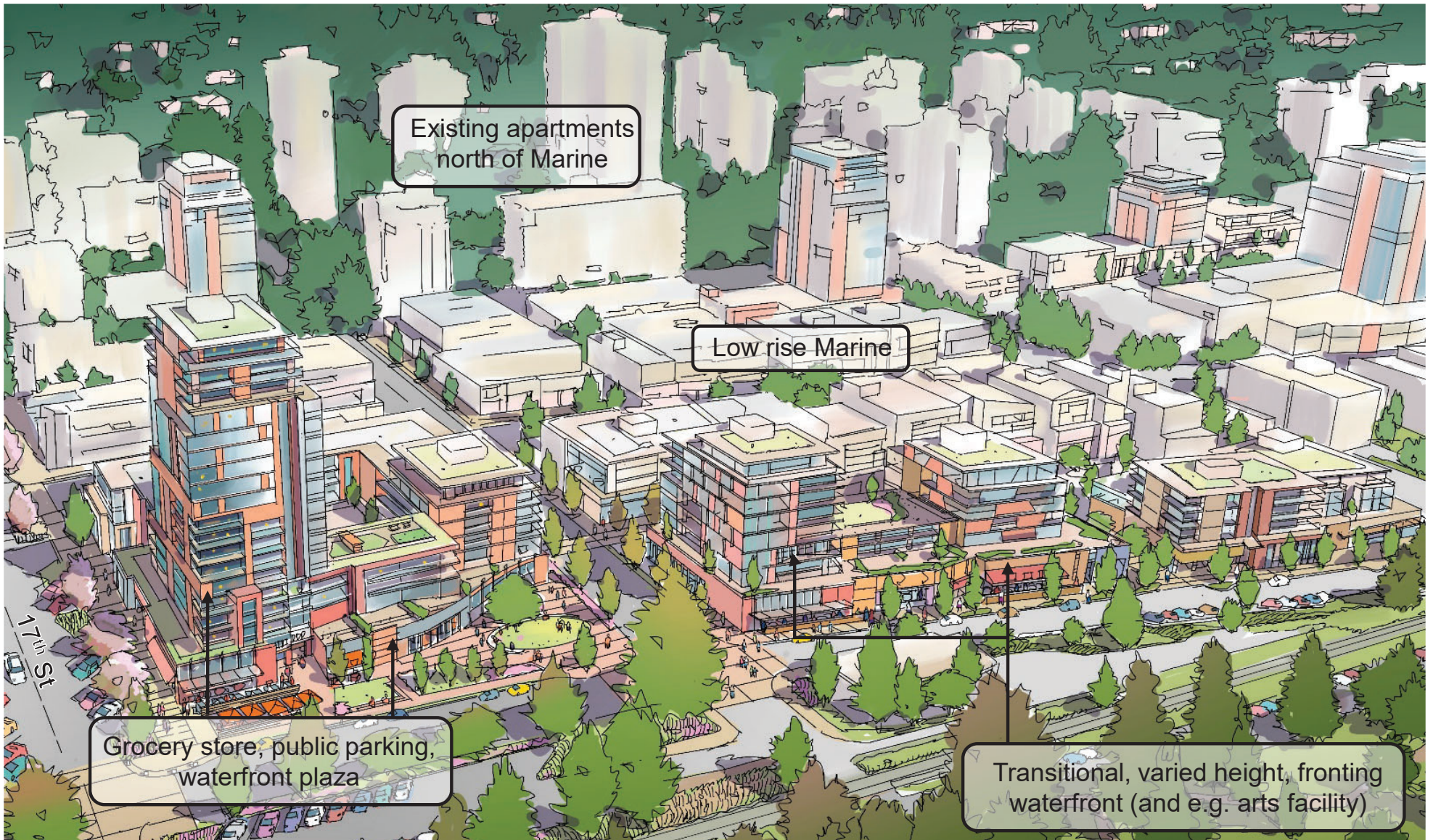
Note: Draft Plan designations have been modestly adjusted to reflect overall feedback



# 1700 block Bellevue

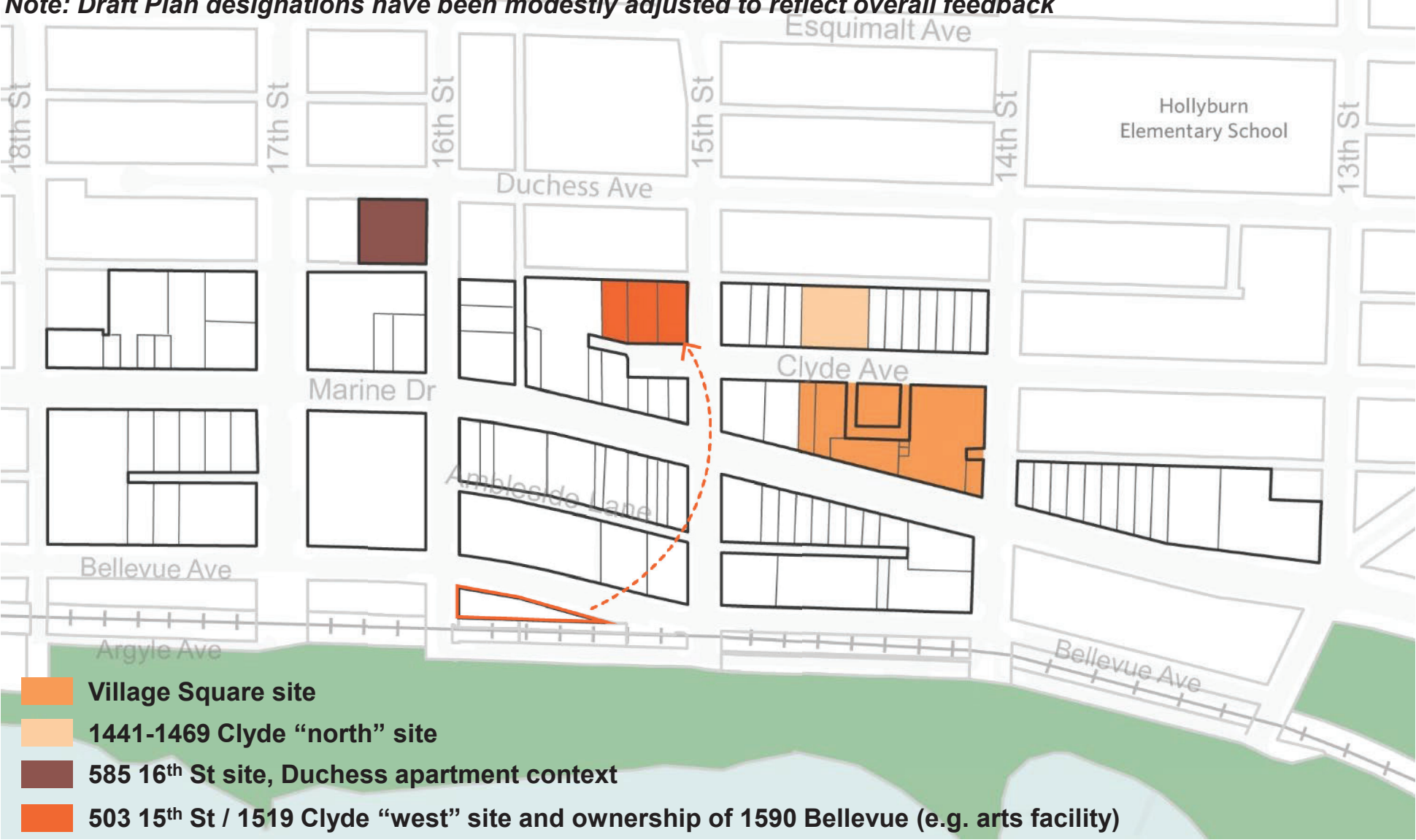


# 1500 and 1600 blocks Bellevue



# Four upslope sites

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



# 1400 block Clyde



# 15<sup>th</sup> and 16<sup>th</sup>, Clyde and Duchess





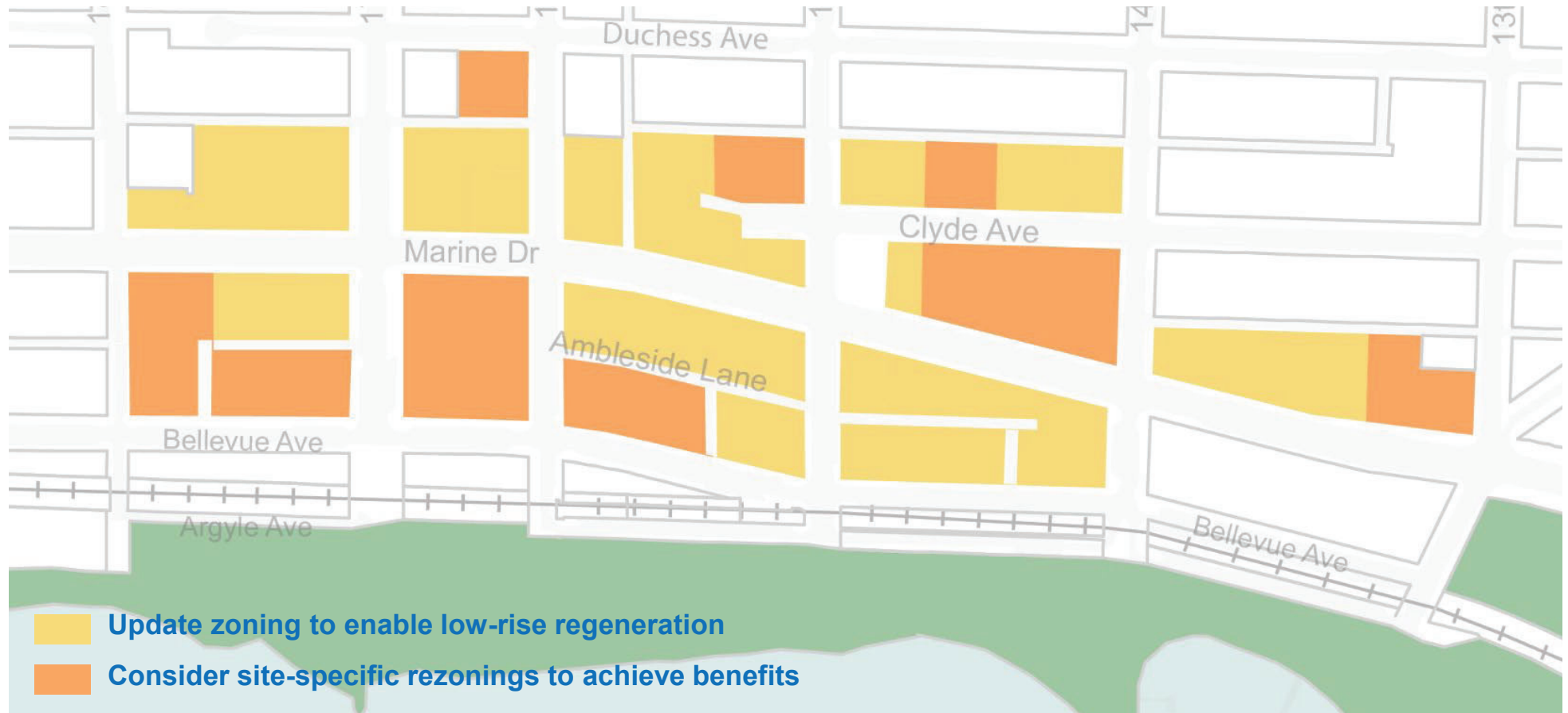
Next steps

# Guiding a long-term vision in context

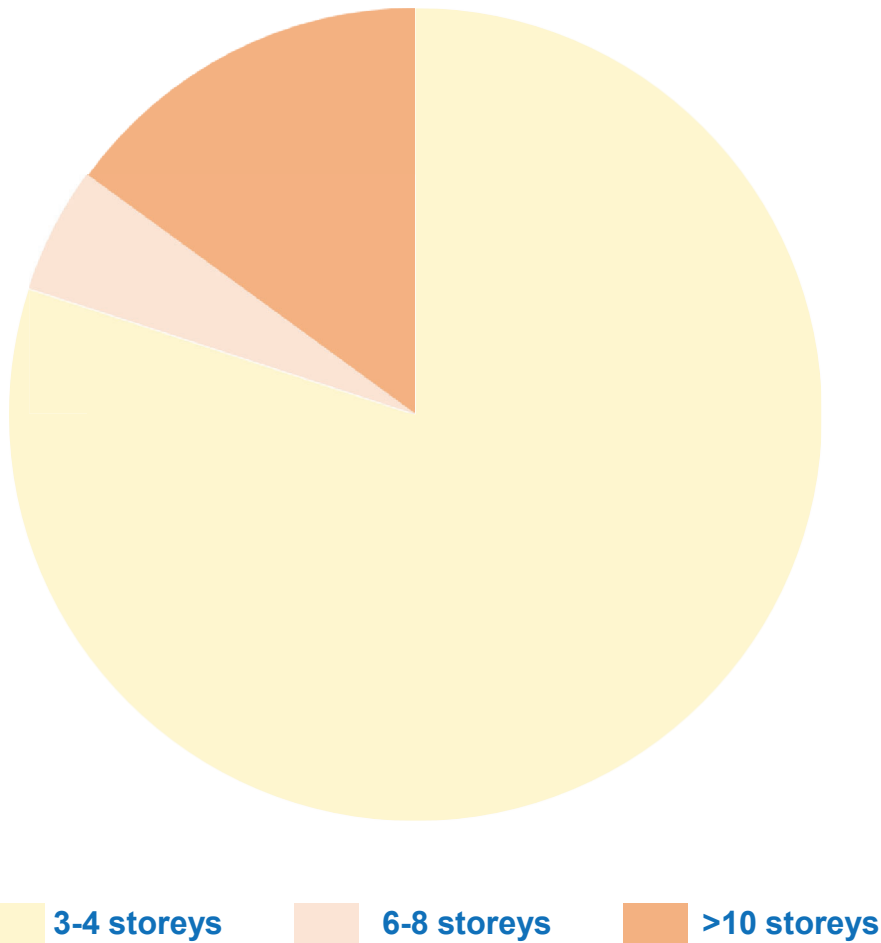


# Flexible, intentional, incremental

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 23rd, 2025, at 4 p.m., and
- the engagement findings be received for information.

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