

**MEMORANDUM**

Date: September 19, 2025  
To: Council  
From: Councillors Peter Lambur and Linda Watt  
**Re: Notice of Motion regarding Ambleside Centre Local Area Plan**

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File: 0120-06

Notice of the following motion regarding “Ambleside Centre Local Area Plan” will be given at the October 06, 2025, regular Council meeting. At the October 20, 2025, regular Council meeting, after the proposed motion is moved and seconded, discussion on the proposed motion may be held.

Take notice that at the October 20, 2025, regular Council meeting, Councillor Lambur with Councillor Watt as seconder, will move:

WHEREAS Marine Drive (from 13<sup>th</sup> St. to 19<sup>th</sup> St.) and environs has served as the retail commercial heart of the community for over a century, and the revitalization of this area is the primary focus of the Ambleside Centre Local Area Plan;

AND WHEREAS the form and scale of development has evolved into a low-rise mixed-use village characterized by street front retail and commercial uses along Marine Drive, Bellevue Avenue and adjoining streets;

AND WHEREAS the village urban fabric is integral to the identity and branding of Ambleside Centre as a unique neighbourhood-scaled retail destination;

THEREFORE BE IT RESOLVED THAT:

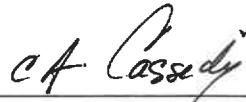
Proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5386, 2025” be modified by revising lands identified as Waterfront D, Waterfront E, and Upslope H in the *Proposed Ambleside Centre Local Area Plan*, included as *Appendix B* of the April 25, 2025 report to Council titled Proposed Ambleside Centre Local Area Plan, as follows:

1. Revising *Figure 3.1 Conceptual land use framework* by removing lands identified as Waterfront D, Waterfront E, and Upslope H from their respective character areas and adding them to *Low-Rise Heart*;
2. Revising *Figure 3.2 Ambleside Centre Low-Rise Heart designations* by adding lands identified as Waterfront D, Waterfront E, and Upslope H to *Low-Rise A* designation;
3. Revising *Figure 3.4 Ambleside Centre Activated Waterfront designations* by removing Waterfront D and Waterfront E designations and designated lands;
4. Deleting 3.2(2)(a) Waterfront D and 3.2(2)(b) Waterfront E in their entirety;

5. Revising *Figure 3.7 Ambleside Centre Upslope Precinct designations* by removing Upslope H designation and designated lands;
6. Deleting 3.2(3)(a) Upslope H in its entirety;
7. Revising *Figure 4.2 General illustration of managing maximum heights in context* by removing approximate locations and heights from lands identified as Waterfront D, Waterfront E, and Upslope H and adding these lands to *Predominant LAP low-rise heights*;
8. Revising *Figure 5.1 Approach to enable predominant low-rise forms while achieving community objectives* by removing lands identified as Waterfront D, Waterfront E, and Upslope H from rezoning approach and adding them to *Update zoning to enable low-rise regeneration*;
9. Sequentially renumbering Waterfront and Upslope designations, and replacing all references in text and figures;
10. Renaming Figure 3.5 and Figure 3.6 to *Artist's illustration of Waterfront designations* and revising annotations;
11. Renaming Figure 3.8 and Figure 3.9 to *Artist's illustration of Upslope designations* and revising annotations;
12. Renaming Figure 4.4 to *Artist's illustration of low-rise Marine Drive*;
13. Revising Figure 5.2 *Artist's illustration of overall plan vision* annotations; and
14. Amending Figures 2.3, 2.4, 3.3, 3.5, 3.6, 3.8, 3.9, 4.4, and 5.2 to illustrate revised designations.



MOVER: Councillor Lambur



SECONDER: Councillor Watt



### Information Supporting the Notice of Motion

The draft Ambleside Centre LAP includes certain site-specific land use and density proposals that are arguably divergent from the low-rise scale and character proposed for much of the Development Permit Area.

The purpose of the proposed amendments is to re-align the Future Land Use guidelines to reinforce the seaside village character imagined by community stakeholders and amend the draft LAP prior to advancing the bylaw amendments to a Public Hearing.

The Ambleside Centre LAP is designed to manage incremental change and “strengthen the low-rise heart of the community”. The principal objective is the enhancement and diversification of the existing neighbourhood-serving retail commercial centre.

The introduction of additional housing is also an objective of the plan but should be considered a secondary use. Prime street frontage is reserved for retail with upper floors available for residential uses. This mixed-use model has been successfully applied on several sites in Ambleside and along Marine Drive.

As an alternative, proposals to add more density by way of high-rise towers above a retail podium have not been well received. Notwithstanding the purported benefits of net new housing units boosting sales to local merchants and public realm amenities funded through Community Amenity Contributions, these are arguably outweighed by the negative impacts of transformative high-density development: years long construction timeframes that disrupt access and parking; high retail rental rates associated with new construction are not affordable to local businesses; and tower forms would visually disrupt the viewscales connecting the village centre to the waterfront.

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