

1485 Clyde Avenue Preliminary Development Proposal

Council Meeting

October 28, 2024

Site and Context

- Site size – approx. 4,030 SF
- Zoning – AC1
- Existing building – 2 storey commercial



Proposal

- Three-storey mixed-use building
- Approximate floor area ratio (FAR) of 2.2
- Total floor area 824 m² (8,875 sq. ft.)
 - Commercial floor area: 595 m² (6,401 sq. ft.)
 - Residential (market rental) floor area: 230 m² (2,472 sq. ft.)
- Three market rental units
 - two one-bedroom suites
 - one two-bedroom suite
- 12 m (35 ft.) height
- A communal rooftop patio
- Three surface level parking accessed from the laneway



Policy Considerations (OCP)

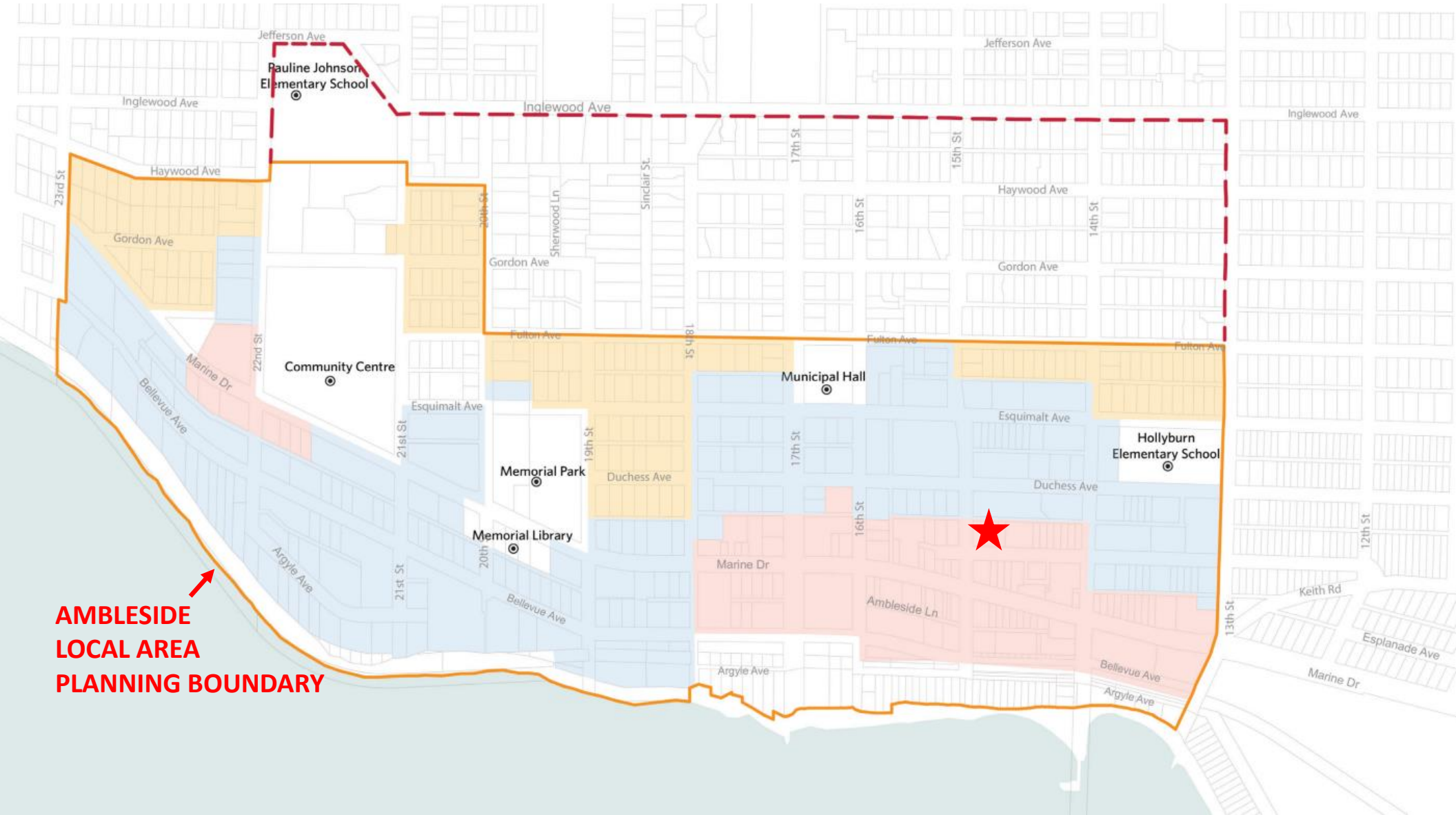
Policy 2.1.15: Rezoning proposals may be considered within a Local Area Plan boundary by:

- Applying relevant District-wide OCP policies and any existing area-specific policies and guidelines; and
- Requiring the proposal's contribution to rental, non-market or supportive housing, or its advancement of low-carbon construction, or its ability to forward the public interest or provide other community benefits as determined by Council

Policy 2.1.17: Supports securing new purpose-built market and non-market rental, seniors and supportive housing units in appropriate locations close to transit and amenities by:

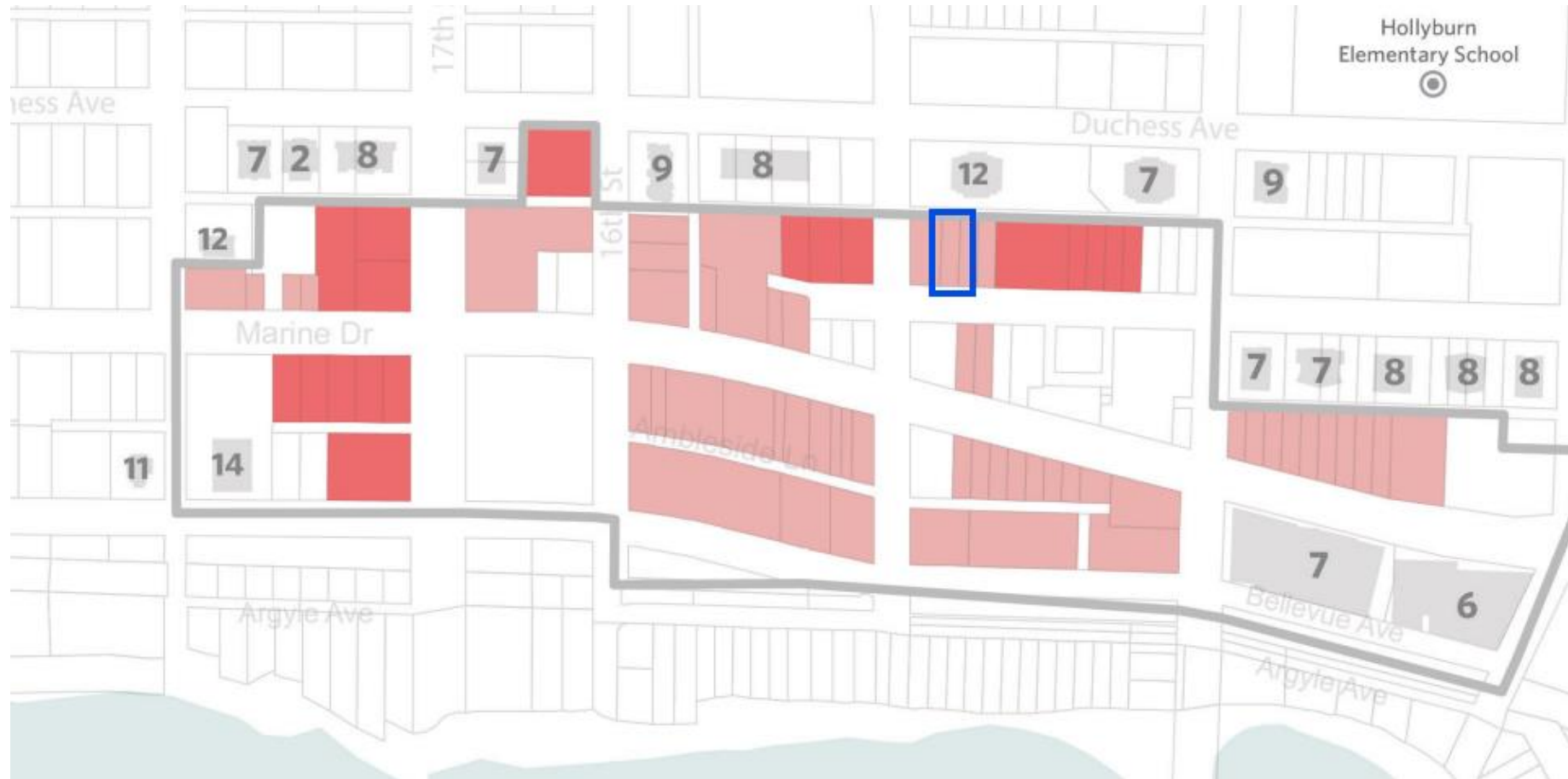
- Incentivizing new rental units through bonus density, increased height, and available zoning tools;
- Considering cash-in-lieu contributions to the District's Affordable Housing Fund;
- Considering financial incentives for non-market rental units;
- Reducing off-street parking requirements; and
- Securing market and non-market rental housing units in perpetuity.

Local Area Plan Context



**AMBLESIDE
LOCAL AREA
PLANNING BOUNDARY**

Local Area Plan Framework Excerpt



- Generally consistent with emerging LAP form (3-4 storeys)
- Generally consistent with emerging LAP land uses (commercial and secured rental)

Public Consultation & Review

Should the application proceed:

- Applicant to hold a Public Consultation Meeting in accordance with Council's Preliminary Development Proposal and Public Consultation Policy
- Items to be explored:
 - *Commercial uses*
 - *Parking functionality*
 - *Density*

Staff Recommendation

- That preliminary development proposal for 1485 Clyde Avenue be endorsed as meeting the criteria under Official Community Plan policy 2.1.15 to proceed to public consultation and consideration of a formal rezoning application, prior to adoption of the Ambleside Local Area Plan (LAP).
 - ✓ Inclusion of market rental housing and
 - ✓ Ideal location close to transit and amenities
 - ✓ Redevelopment of the site would contribute to enhancing the quality of the streetscape on the block
 - ✓ Would allow for public feedback and permit further staff review of identified issues

Thank you

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