



**DISTRICT OF WEST VANCOUVER**  
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

## COUNCIL REPORT

Date:	October 4, 2024
From:	Megan Roberts, Assistant Planner
Subject:	Preliminary Development Proposal for 1485 Clyde Avenue
File:	05-1020-01-2024

### RECOMMENDATION

THAT the preliminary development proposal outlined within the report titled Preliminary Development Proposal for 1485 Clyde Avenue, dated October 4, 2024, from the Assistant Planner, 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).

#### 1.0 Purpose

The purpose of this report is to:

- 1) provide Council with information on a preliminary development proposal to develop the site with a three-storey mixed-use building at 1485 Clyde Avenue (**Appendix A**); and
- 2) seek Council direction on whether the proposal may advance in accordance with Official Community Plan policy 2.1.15.

The report includes a preliminary analysis of the proposal based on relevant applicable policy and identifies issues requiring further review and consideration.

#### 2.0 Legislation/Bylaw/Policy

##### *Zoning Bylaw*

1485 Clyde Avenue is zoned AC1 (Ambleside Centre Zone 1). The Ambleside Centre Zone allows for a variety of commercial and residential uses above the second storey. The AC1 zone allows for mixed use buildings with a maximum Floor Area Ratio of 1.75 and maximum height of 11.3 m. The proposal is 0.45 over the maximum FAR and 0.74 m above the maximum height of the AC1 zone (not including the elevator shaft and stairwell roof access enclosure). A rezoning is required to accommodate the proposal (**Appendix B**).

*Preliminary Development Proposal and Public Consultation Policy 02-80-377*

Council's Preliminary Development Proposal and Public Consultation Policy requires that applicants, who are proposing a zoning or Official Community Plan amendment, submit a formal development proposal and undertake public consultation to allow for initial staff review and public input early in the development process. If Council endorses proceeding prior to the adoption of the Ambleside LAP, the applicant would be required to host a public consultation meeting, further described in Section 6.5 of this report.

### **3.0 Council Strategic Objective(s)/Official Community Plan**

*Council Strategic Goals and Objectives*

Expand a diverse housing supply.

Objective 2.1: Work towards new targets and deliverables mandated by the Province under the *Housing Supply Act*.

- Deliverable 2.1.1: Plan created to meet targets. (2024-2025+)
- Deliverable 2.1.2: Annual targets met. (2024-2025+)
- Deliverable 2.1.3: Unit category targets met by 2028. (2024-2025+)

*Official Community Plan (OCP) – Community Wide Directions*

The OCP provides direction to strengthen District centres and corridors through adoption of local area plans. The OCP aims to create capacity within those areas to provide for additional mixed use developments and multifamily housing units close to transit, shops, services, employment and amenities.

The subject site is located within the Ambleside LAP Boundary. The Ambleside LAP process is currently underway with engagement ongoing for the commercial areas. The Ambleside LAP Framework for this portion of Clyde Avenue between 14th and 15th Street contemplates considering an increase in FAR from 1.75 to 2.0 to allow for the redevelopment of buildings with 3-4 storeys (**Appendix C**). Clyde Avenue has been identified as a potential location for an improved public realm and programmable village gathering space.

Prior to the adoption of a local area plan, pursuant to OCP Policy 2.1.15, rezoning proposals may be considered within a LAP boundary by:

- a. Applying relevant District-wide policies contained in this plan and any existing area-specific policies and guidelines; and
- b. 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.

The OCP also includes Policy 2.1.17 that supports securing new purpose-built market and non-market rental, seniors and supportive housing units in appropriate locations close to transit and amenities by:

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

#### *Development Permit Area (DPA)*

The subject site falls within the OCP's designated Ambleside Village Centre DPA and would be subject to the existing area-specific built form design guidelines. The objective of the DPA is to ensure that construction of new buildings and structures that are compatible with the character of these areas, recognize established amenities and contribute to business viability and economic growth.

The DPA guidelines include the following policy applicable to the proposal:

- Policy BF-C 4.2 states the following, "Consider rezoning of Clyde Avenue to permit commercial and mixed commercial residential uses in addition to, or as an alternative to the legacy service industrial uses."

## **4.0 Financial Implications**

### *Community Amenity Contribution*

New developments are expected to deliver Community Amenity Contributions (CACs) related to the impacts of new development. The value of the amenity is proportional to the increased potential of land use in comparison with existing zoning and land uses onsite. District policy defines a range of appropriate amenities, including housing affordability and diversity, childcare and cultural facilities, heritage preservation, public art, and public space, parks and the environment.

A financial analysis, including consideration of Community Amenity Contributions (CACs) or application of the Ambleside Amenity Units (at Council discretion) would accompany a formal rezoning and any subsequent review of a detailed application and associated report to Council.

## **5.0 Background**

### 5.1 Previous Decisions

None.

## 5.2 History

The site is developed with an old two-storey commercial building which was built prior to District records. The earliest permit the District has is from 1944 for an addition to the building.

## 6.0 Analysis

### 6.1 Site Context & Background

The subject property is located on the north side of Clyde Avenue between 14th and 15th Street and has laneway access (**Figure 1**). It is developed with a two-storey building. The business has been historically occupied by equipment rentals since 1995 but is currently unoccupied.

The site is relatively flat, 374.7 m<sup>2</sup> (4,033 sq. ft.) in area and is zoned Ambleside Centre 1 (AC1). The site neighbours a newer three-storey mixed-use building to the west and an older one-storey commercial building to the east (**Figure 2**). The immediate area consists mainly of low-rise mixed-use buildings and a majority of the lots on the block are small in site area (under 400 m<sup>2</sup>).

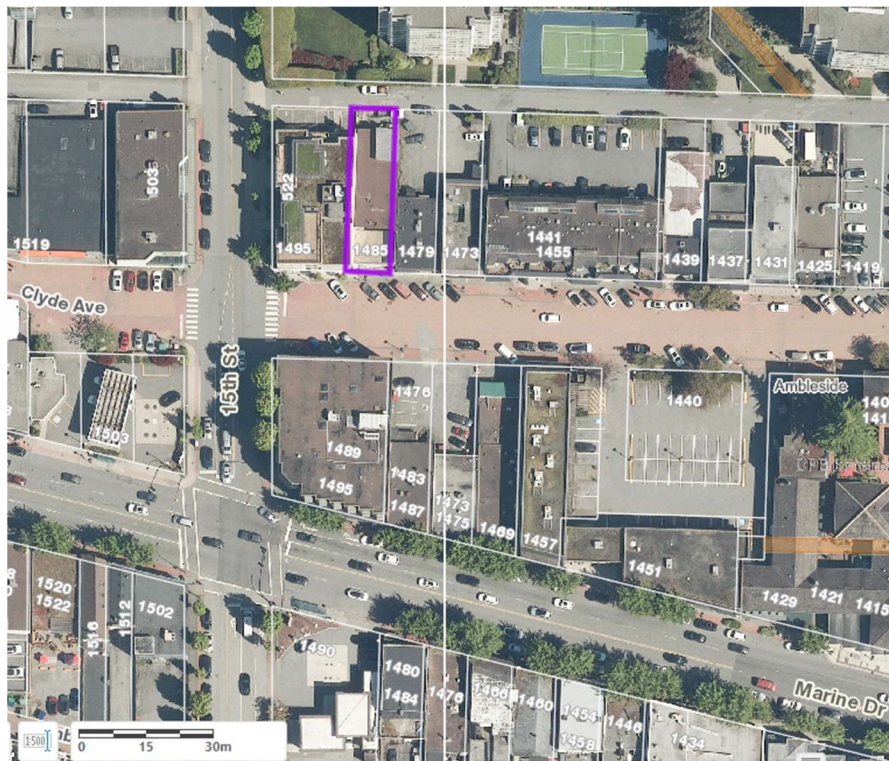


Figure 1: Subject Site (shown outlined)



**Figure 2: Existing Building**

## 6.2 Preliminary Proposal

The applicant has submitted preliminary development plans proposing to develop the site with a three-storey mixed-use building (**Figure 3**). The proposal would require a rezoning and concurrent development permit application.

Key features of the proposal include:

- Three-storey mixed-use building
- Approximate floor area ratio (FAR) of 2.2
- Total floor area 824 m<sup>2</sup> (8,875 sq. ft.)
  - Commercial floor area on the first and second floors: 595 m<sup>2</sup> (6,401 sq. ft.)
  - Residential (market rental) floor area on the 3rd floor: 230 m<sup>2</sup> (2,472 sq. ft.)
- Three market rental units
  - two one-bedroom suites; and
  - one two-bedroom suite
- 12 m (35 ft) height (measured to the rooftop level, not including the elevator shaft)
- A communal rooftop patio
- Three surface level parking stalls accessed from the laneway



**Figure 3 – Renderings of Preliminary Development Proposal**

### 6.3 Discussion

#### *Policy Analysis*

The proposal aligns with OCP Policy 2.1.15 as it would provide a benefit to the community in the form of three secured market rental units to be considered to advance prior to the adoption of the Ambleside LAP. Expansion of housing options, such as rental units, in appropriate locations such as those close to transit, shops, and amenities are a key OCP action.

The Ambleside LAP Framework for this portion of the north side of Clyde Avenue contemplates considering an increase in FAR from 1.75 to 2.0 to allow for the redevelopment of buildings with 3-4 storeys. Engagement for commercial areas is in process and this development proposal is generally consistent with the form of development currently contemplated for this portion of Clyde Avenue.

Clyde Avenue has also been identified as a potential location for public realm improvements. The redevelopment of the subject site would contribute to enhancing the quality of the streetscape on the block which is currently characterized by smaller buildings generally built prior to the 1950s and are 1-3 storeys in height. Moreover, the building avoids blank or undifferentiated facades at the ground level, avoids long/continuous rooflines, and provides private outdoor living space which aligns with the Ambleside Village Centre development permit guidelines.

#### *Traffic & Parking*

The current zoning regulations require 1 parking stall for every 37 m<sup>2</sup> of gross floor area in the Ambleside AC1 zone. The proposed 595 m<sup>2</sup> of commercial floor area would require 16 parking spaces and each of the dwelling units would require 1 parking stall for a total of 19 parking spaces under the current regulations. Given the small lot size, the applicant has proposed a total of 3 parking spaces off the rear laneway. The site currently has space for one vehicle to park parallel to the laneway.

It is generally challenging for a small redevelopment site to meet the typical parking regulations of existing commercial zones due to the maneuverability requirements for underground parking. In addition, the lots on Clyde Avenue are individually owned which makes multi-lot assemblies challenging. A larger multi-lot assembly site may facilitate the financial viability of proposing a development with underground parking. However, this is unlikely to occur unless incentive is given, such as increasing density or a density bonus. Therefore, staff are generally supportive of considering a variance to reduce the number of parking spaces for the proposal as the site is located one block from Marine Drive, which has frequent public transit, shops and amenities. A reduction in the number of off-street parking requirements is also supported by OCP Policy 2.1.17. If the proposal advances to a formal application, the applicant would be required to provide a parking study from a traffic consultant as part of the application submission. Given the limited number of stalls proposed, the parking rate will require further review.

### *Building Design*

As the proposal is within the preliminary stages, comprehensive analysis of building form, character, site planning, environmental impact, and traffic analysis would be conducted if the application proceeds to a formal submission. However, planning staff have reviewed the proposal at a high level and note the following:

- **Density:** The proposed density of 2.2 is 0.2 higher than the emerging directions of the Ambleside Commercial Area LAP, which is currently in process. Depending on the outcomes and timing for the Ambleside Commercial Areas, an OCP amendment may be required to increase the density beyond 2.0. However, staff do consider the general scale of the proposal to be aligned with LAP work to date (i.e. 3-storey mixed use).
- **Uses:** Confirmation of the proposed uses of the commercial areas on the first and second storey and how parking would be accommodated for the commercial unit tenants will be required. The second storey floor plans indicate classrooms and a staff lounge. While the AC1 zone permits education, if a school is permitted, this may contribute to peak parking demand and pick up and drop off activity associated with this use. In terms of current LAP directions, retail at street level with commercial above and secured rental housing are consistent with broad LAP objectives.
- **Form & Character:** a detailed package to demonstrate the materiality, siting, circulation, accessibility, and other urban design matters will be required at formal submission.

Staff expect the applicant to address the key issues noted above which may require modification to the project as part of a formal application.

#### 6.4 Climate Change & Sustainability

Rezoning proposals are expected to deliver high-performance buildings, including exceeding the minimum step of the BC Energy Code required by the Building Bylaw in accordance with Council's Sustainable Building Policy.

All residential parking spaces would be required to comply with the Zoning Bylaw to include EV charging and secure bicycle storage. The location of the site close to Marine Drive in the heart of Ambleside could contribute to reduced car dependency, encourage transit use, and walking and cycling to nearby shops and services.

Building sustainability and energy performance targets will be reviewed at formal submission should the application advance.

#### 6.5 Public Engagement and Outreach

##### *Public Consultation Meeting*

Community consultation regarding the preliminary proposal will include a public information meeting to be held by the applicant in accordance with Council's Preliminary Development Proposal and Public Consultation Policy. The applicant would be required to advertise the meeting through notices to all residents within 100 metres of the site.

##### *Website*

In alignment with current practice, if the preliminary proposal advances, a description of the proposal and drawings would be posted on the District website.

#### 6.6 Other Communication, Consultation, and Research

As part of a formal submission, planning staff would consult with staff from various departments to identify any issues and technical considerations for the proponent to address.

### **7.0 Options**

#### 7.1 Recommended Option

It is recommended that the preliminary development proposal for 1485 Clyde Avenue proceed to public consultation prior to adoption of the Ambleside Town Centre Local Area Plan in accordance with Council's Preliminary Development Proposal and Public Consultation Policy.

#### 7.2 Considered Options

- a) Request additional information (to be specified); or
- b) Advise that a development application will not be permitted to proceed to public consultation until completion of the Ambleside Commercial Areas Local Area Plan.



## 8.0 Conclusion

This report recommends that the preliminary development proposal for 1485 Clyde Avenue proceed to public consultation in advance of the completion of the Ambleside Local Area Plan in accordance with Council’s Preliminary Development Proposal and Public Consultation Policy. The project supports the objective of OCP Policy 2.1.15 to consider proposals prior to the Local Area Plan adoption that provide community benefit in the form of rental housing. Also, the proposal is generally consistent with Community Wide OCP policies to provide secured rental housing in a location that has convenient access to transit, stores, shops and amenities; and generally consistent with the form of development and land uses emerging through the ongoing LAP process.

Approval of the recommendations in this report would not create any legal rights for the applicant or any other person, or obligation on the part of the District. Expenditure of funds or incurred costs are at the risk of the person making the expenditure or incurring the cost.

Author:   
\_\_\_\_\_  
Megan Roberts, Assistant Planner

Concurrence   
\_\_\_\_\_  
Michelle McGuire, Senior Manager of Current Planning and Urban Design

### Appendices:

A – Context Map

B – Preliminary Development Proposal Drawings Prepared by Arcco Design Corp dated June 7, 2024.

C – Ambleside Commercial Area LAP Framework

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DUCHESS AVENUE

CLYDE AVENUE

MARINE DRIVE

AMBLESIDE LANE

BELLEVUE AVENUE

16TH STREET

15TH STREET

14TH STREET

# CONTEXT PLAN



TITLE:

1485 Clyde Avenue

279

DATE: Oct. 15/24

REV: 0

FILE: 05-1020-01-2024



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# 1483 CLYDE AVE, WEST VANCOUVER

PRELIMINARY DEVELOPMENT PROPOSAL

JUNE 07, 2024



ARCCO DESIGN CORP

2983 W. 41ST Avenue,  
Vancouver, BC  
Email: office@hnpadesign.com  
Tel: 604-762-1338, 604-559-8566



# Project Description

CIVIC ADDRESS: 1483 CLYDE AVE. WEST VANCOUVER

LEGAL DESCRIPTION: LOT 29 BLOCK 13 DISTRICT LOT 237 PLAN 3459, PID: 012-865-214

SITE AREA: 4033.2 SF      SITE DIMENSION: 33' X 122.20'

EXISTING ZONING: AC1      EXISTING BUILDING: ONE STOREY COMMERCIAL

THE PROJECT IS IN A GROUND ORIENTED COMMERCIAL STREET, WITHIN THE COMMERCIAL AREAS STREAM OF AMBLESIDE LOCAL AREA PLAN BOUNDARY. THE ADJACENT BUILDING ON WEST IS A 3 STOREY MIXED-USE, WHILE ON EAST IS AN ONE STOREY RETAIL. THE SUBMISSION PROPOSES TO CHANGE THE ZONING TO DEVELOPE A 3 STOREY MIXED USE BUILDING WITH COMMERCIAL, OFFICE AND RENTAL UNITS, ACHIEVING FSR OF 2.2.

PROPOSED FLOOR AREA: 8875.5 SF      FSR: 2.2

PROPOSED BUILDING HEIGHT: 3 STOREY (39.5 FT)

PROPOSED SETBACK: FRONT 3'-0", REAR 4'-0", SIDE N/A

PARKING PROVIDED: 3 STALLS


PROPOSED BUILDING: 3-STOREY MIXED-USE      8875.5 SF

1ST FLOOR: COMMERCIAL RENTAL UNITS      3038.6 SF

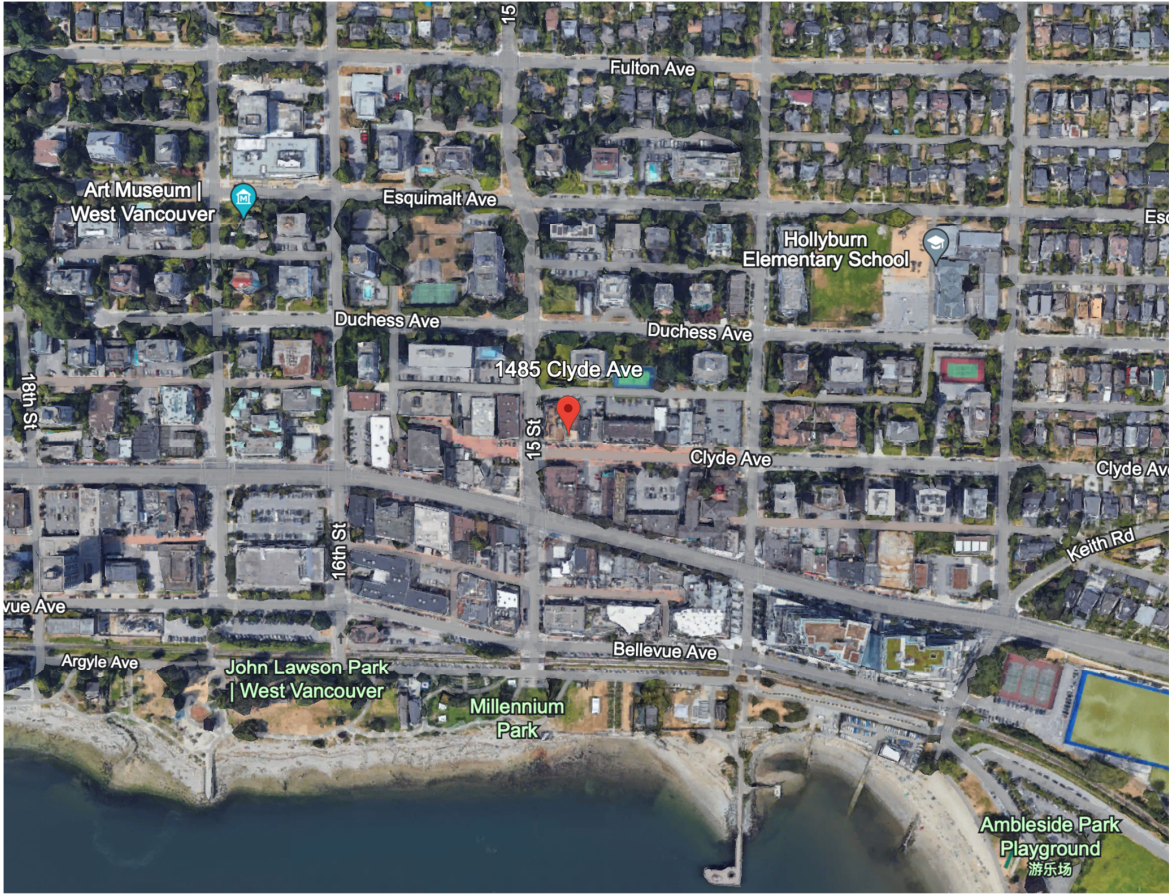
2ND FLOOR: OFFICE      3362.5 SF

3RD FLOOR: 3 MARKET RENTAL SUITES      2474.4 SF



 1483 CLYDE AVE, WEST VANCOUVER

# Site Context



1485 CLYDE AVE, WEST VANCOUVER

# Existing Building / Street View

Date Built: 1943





# Lot Plan





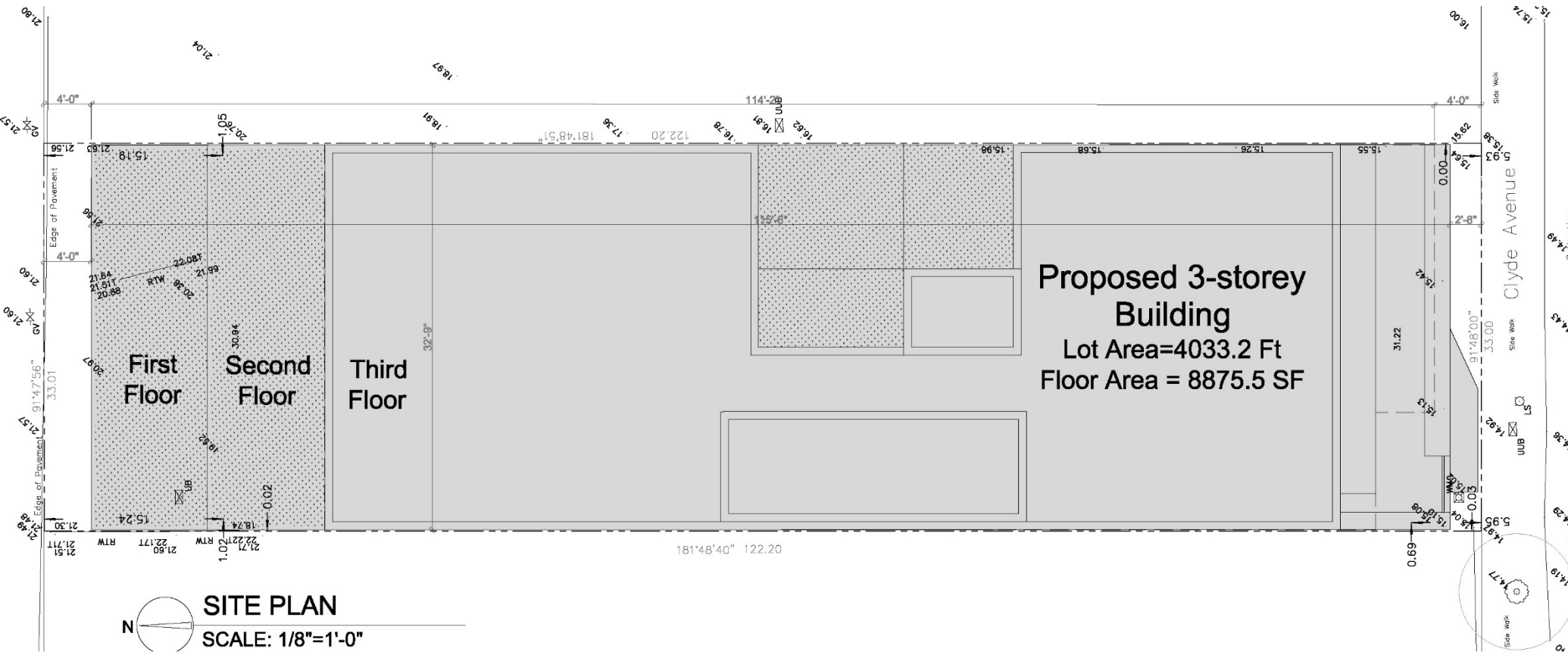
# AMBLESIDE LOCAL AREA PLAN

Potential development in drafted Ambleside Local Area Plan:

Mid-rise  
Mixed-Use



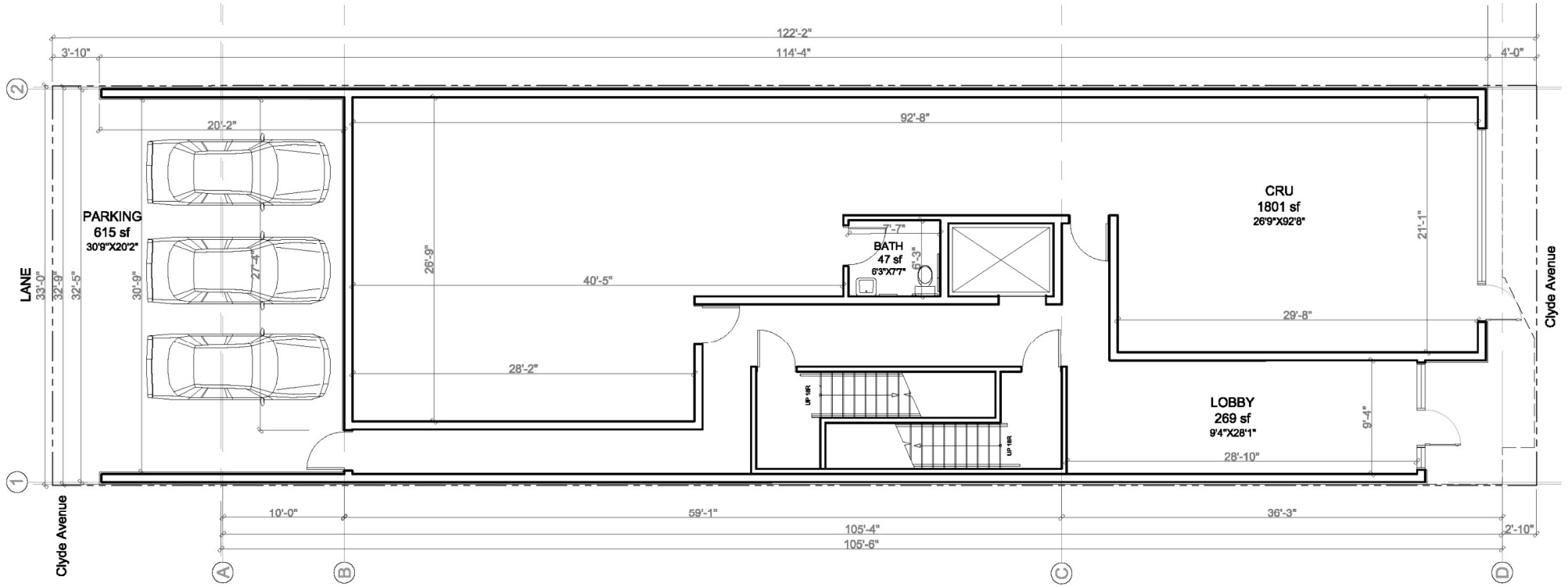
# Site Plan




**SITE PLAN**  
 SCALE: 1/8"=1'-0"

1483 CLYDE AVE, WEST VANCOUVER

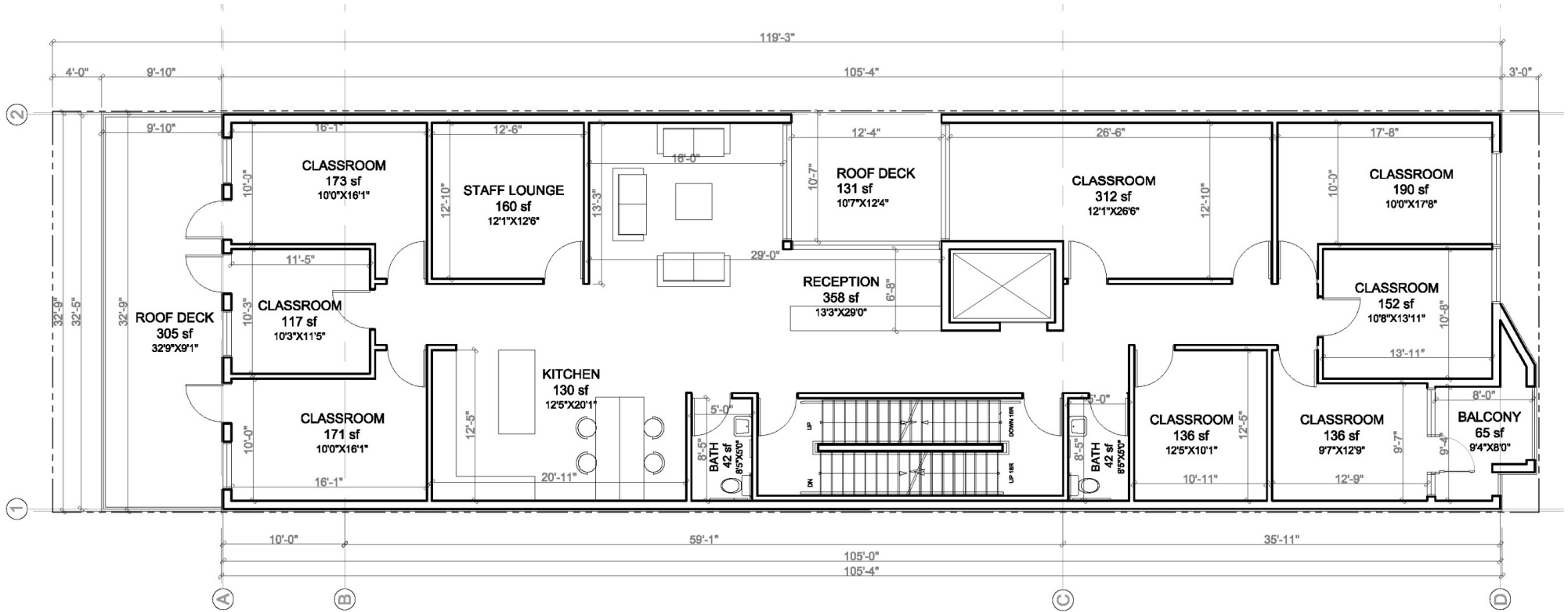
# Floor Plan




**FIRST FLOOR PLAN** FLOOR AREA: 3038.6 sf  
 SCALE: 1/8"=1'-0"

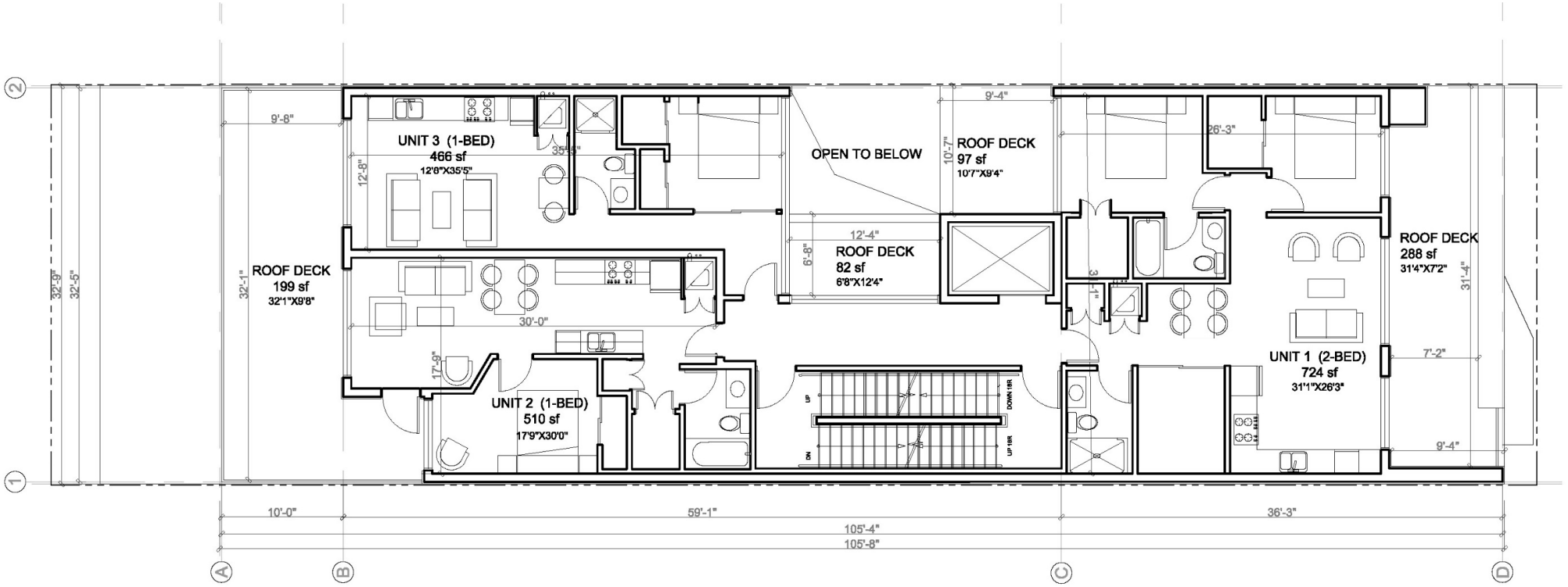
 1483 CLYDE AVE, WEST VANCOUVER

# Floor Plan



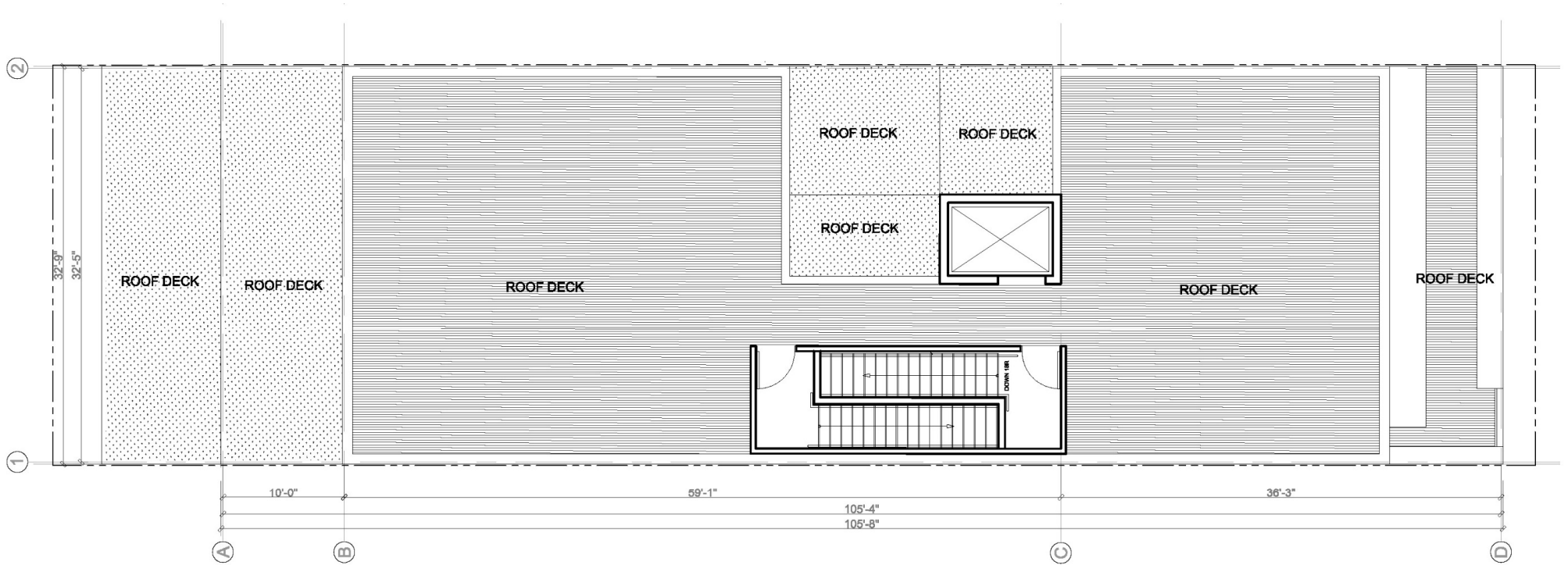
**SECOND FLOOR PLAN FLOOR AREA: 3362.5 sf**  
**SCALE: 1/8"=1'-0"**

# Floor Plan



**THIRD FLOOR PLAN** FLOOR AREA: 2474.4 sf  
 SCALE: 1/8"=1'-0"

# Floor Plan



**ROOF PLAN**  
SCALE: 1/8"=1'-0"




# Front Elevation



RENDERINGS



 1483 CLYDE AVE, WEST VANCOUVER

# RENDERINGS



 1483 CLYDE AVE, WEST VANCOUVER

# RENDERINGS



1483 CLYDE AVE, WEST VANCOUVER

# RENDERINGS



 1483 CLYDE AVE, WEST VANCOUVER

RENDERINGS



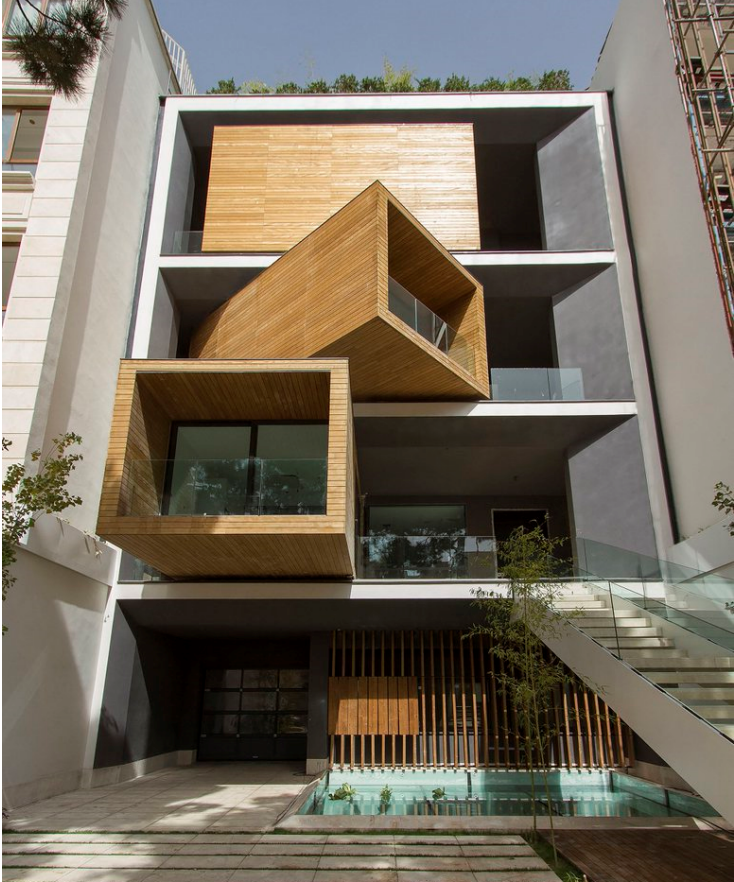
 1483 CLYDE AVE, WEST VANCOUVER


# RENDERINGS



 1483 CLYDE AVE, WEST VANCOUVER

# Precedent Pictures



 1483 CLYDE AVE, WEST VANCOUVER



# Precedent Pictures



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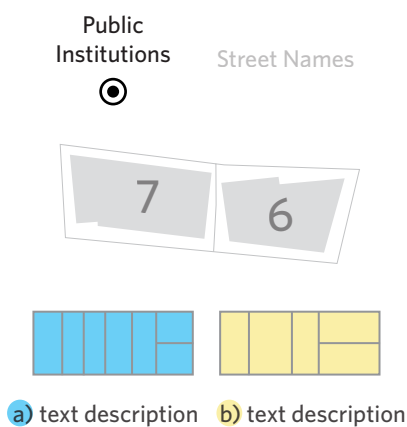
## Ambleside Local Area Plan (LAP) Framework

This LAP Framework proposes land uses and building heights to support the next steps in the LAP process. It describes these proposals through a series of 14 maps, as follows:

1. *Confirm Revised LAP Study Area and Approach*
2. *Conduct Local Meetings with Five Single-Detached Neighbourhood Sub-Areas*
3. *Modernize Apartment Area Zoning*
4. *Connect the Apartment Areas*
5. *Include 1500-block South of Fulton Avenue in Apartment Area*
6. *Guide Community Use and Housing Objectives*
7. *Support Aging-in-Place Across the Full Continuum of Existing Seniors Housing*
8. *Enable Limited, Contextually Appropriate Infill within the Apartment Area*
9. *Endorse the Overarching Commercial Strategy*
10. *Strengthen Hollyburn Corner*
11. *Create a Great Pedestrian Experience, Vibrant Retail Streetscapes, and New Gathering Spaces*
12. *Prioritize Low-Rise Regeneration of Ambleside-by-the-Sea*
13. *Activate the Streetscape with Sustainable Development*
14. *Consider Higher Buildings to Deliver Community Benefits and Exceptional Public Realm*

**Note:** Opportunities for an arts facility within Ambleside are being assessed and will be determined by Council; pending this assessment and determination, no specific location is currently included in this Framework.

### How to read each map:



#### Orientation

Street names and public institutions (e.g. community facilities) are annotated to situate the proposals.

#### Context

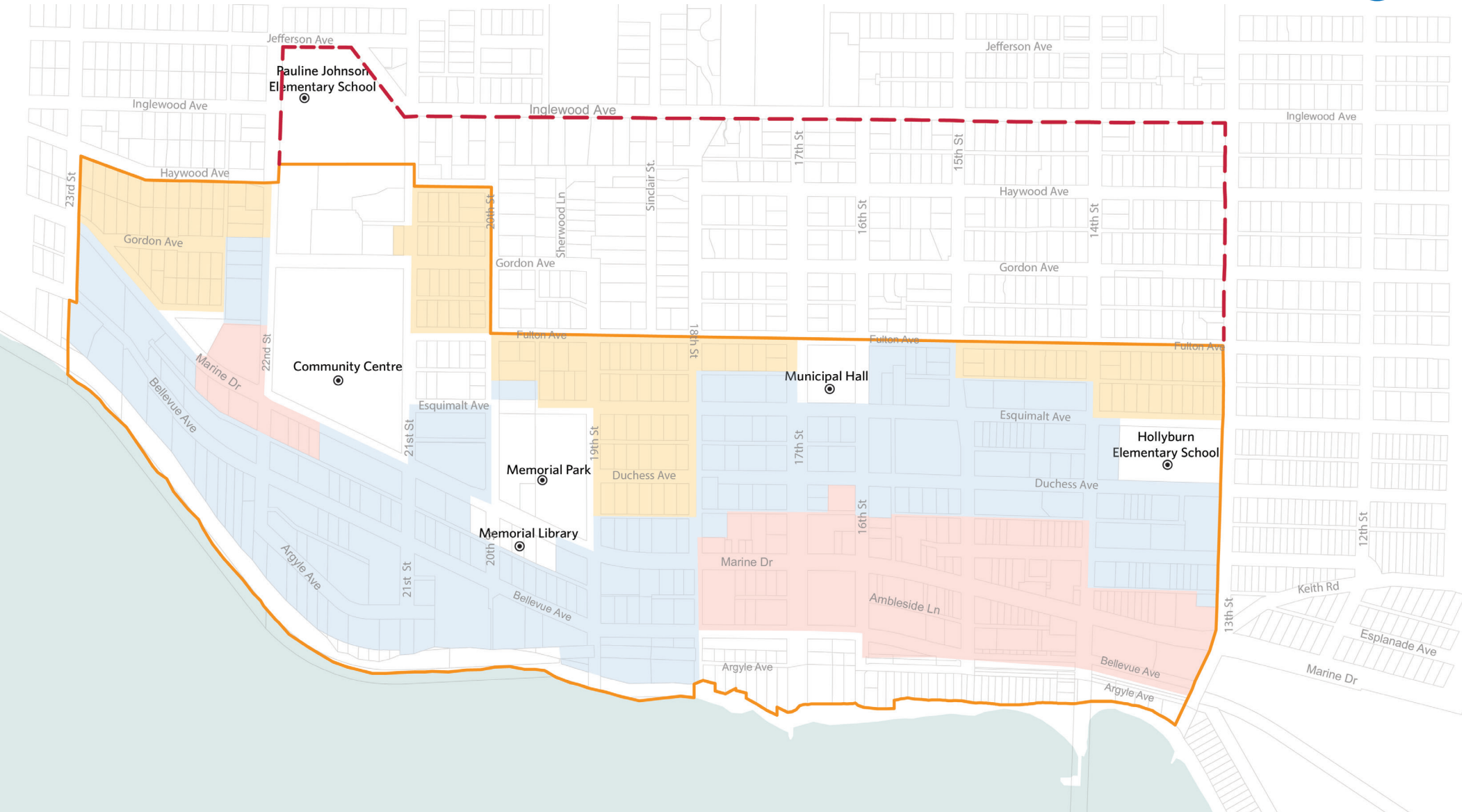
The footprints and heights of existing or approved adjacent apartment buildings are shown to provide scaled context.

#### Proposals

Parcels are coloured with matching lettered text descriptions to identify the recommendations.

**Caveat:** Proposed heights in storeys and densities in FAR (floor area ratio) are expressed as “up to”, typically within a range. This is to acknowledge that future design work would be required and does not mean that the maximum proposed height or density would be achieved on any given site.

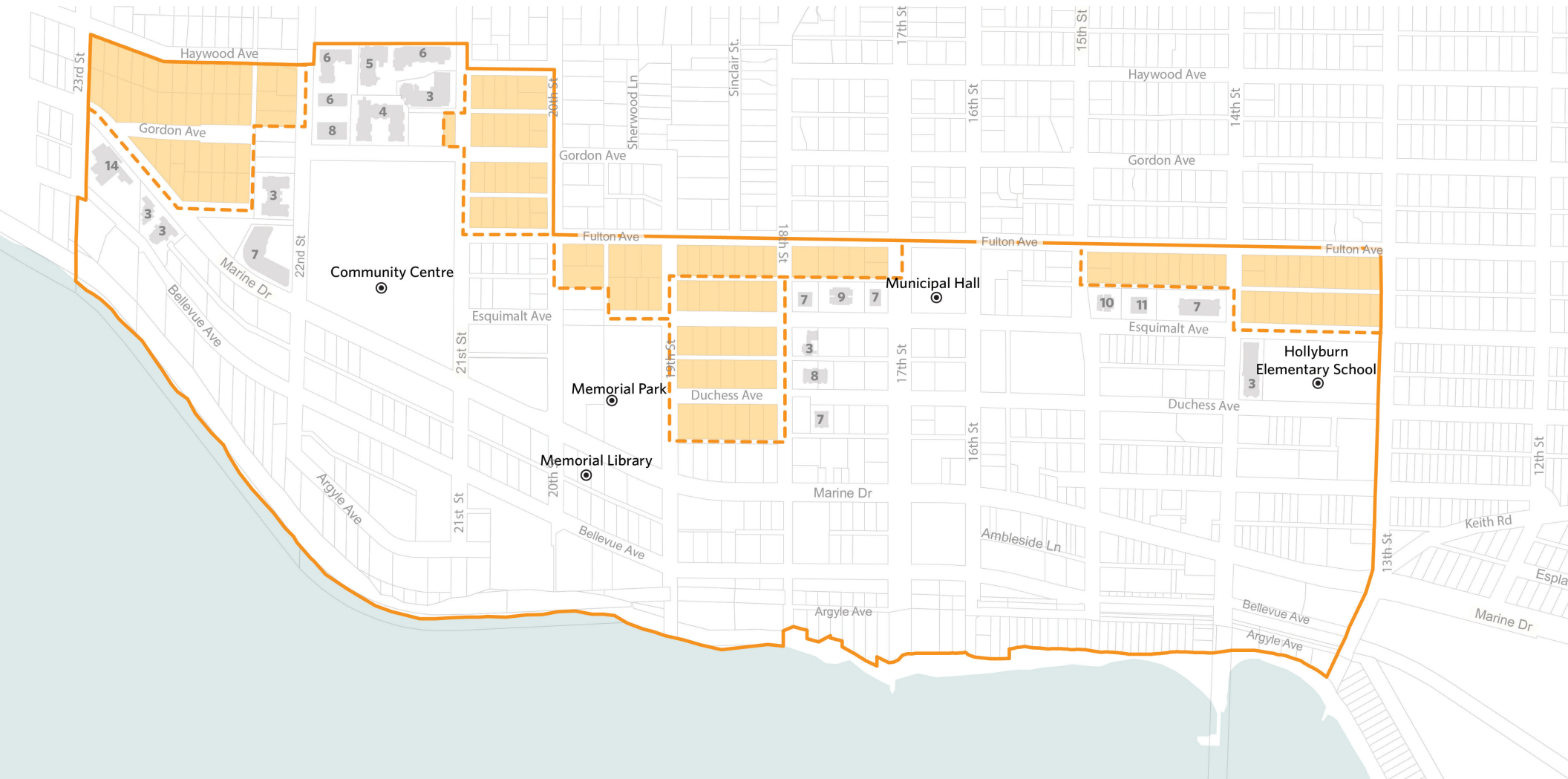
# Confirm Revised LAP Study Area and Approach 1



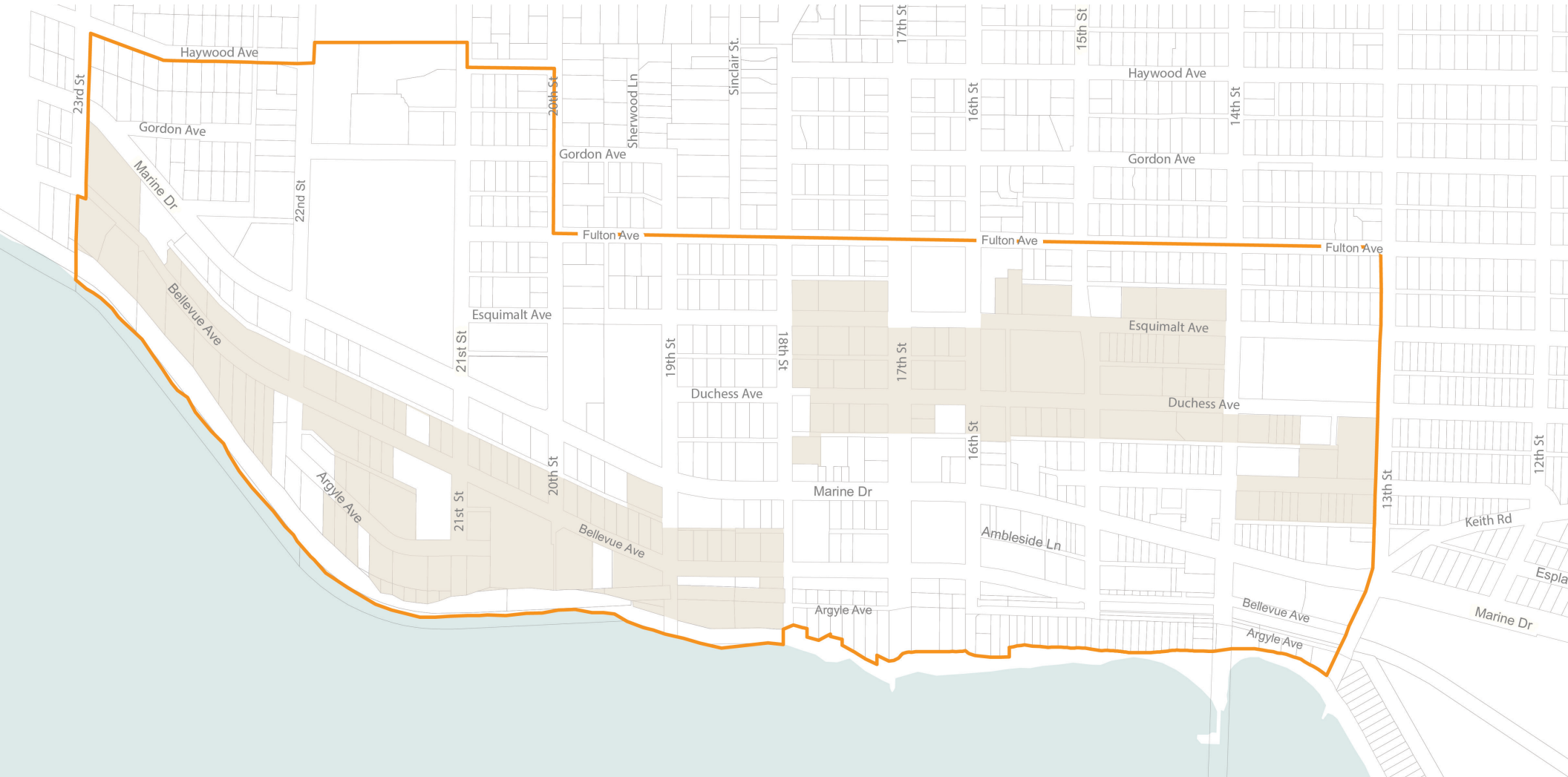
1 Amend the study area and proceed with the next steps of the LAP as follows:

- a) Conduct local meetings to discuss any land use changes within neighbourhood areas (Map 2);
- b) Prepare zoning and OCP bylaw amendments to guide change within apartment areas (Maps 3 to 8); and
- c) Create design illustrations to visualize the regeneration of Hollyburn and Ambleside commercial areas (Maps 9 to 14).

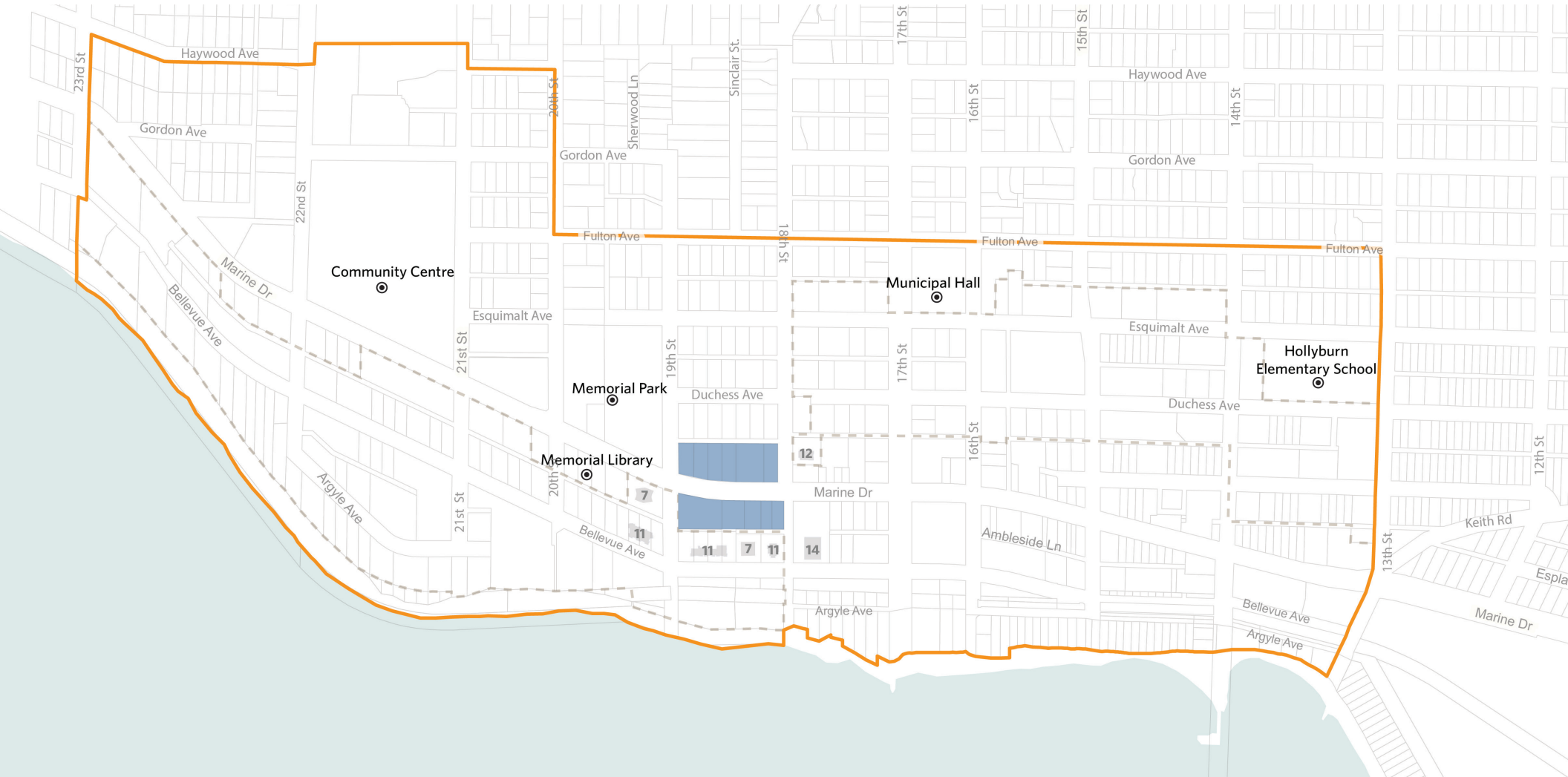
## Conduct Local Meetings with Five Single-Detached Neighbourhood Sub-Areas 2



- 2 Assess implications of any provincial directions, once announced, regarding allowed uses in single-detached zones, and then conduct local meetings to discuss options, including:
- a) Status quo (including any implications from provincial direction);
  - b) Infill typologies up to 2-storeys at 0.5-0.8 FAR (e.g. subdivision, stratified coach houses, duplexes, triplexes); and
  - c) Missing middle typologies up to 3-4 storeys at 1.0-1.5 FAR (e.g. multiplexes, row- and townhouses, stacked townhouses).

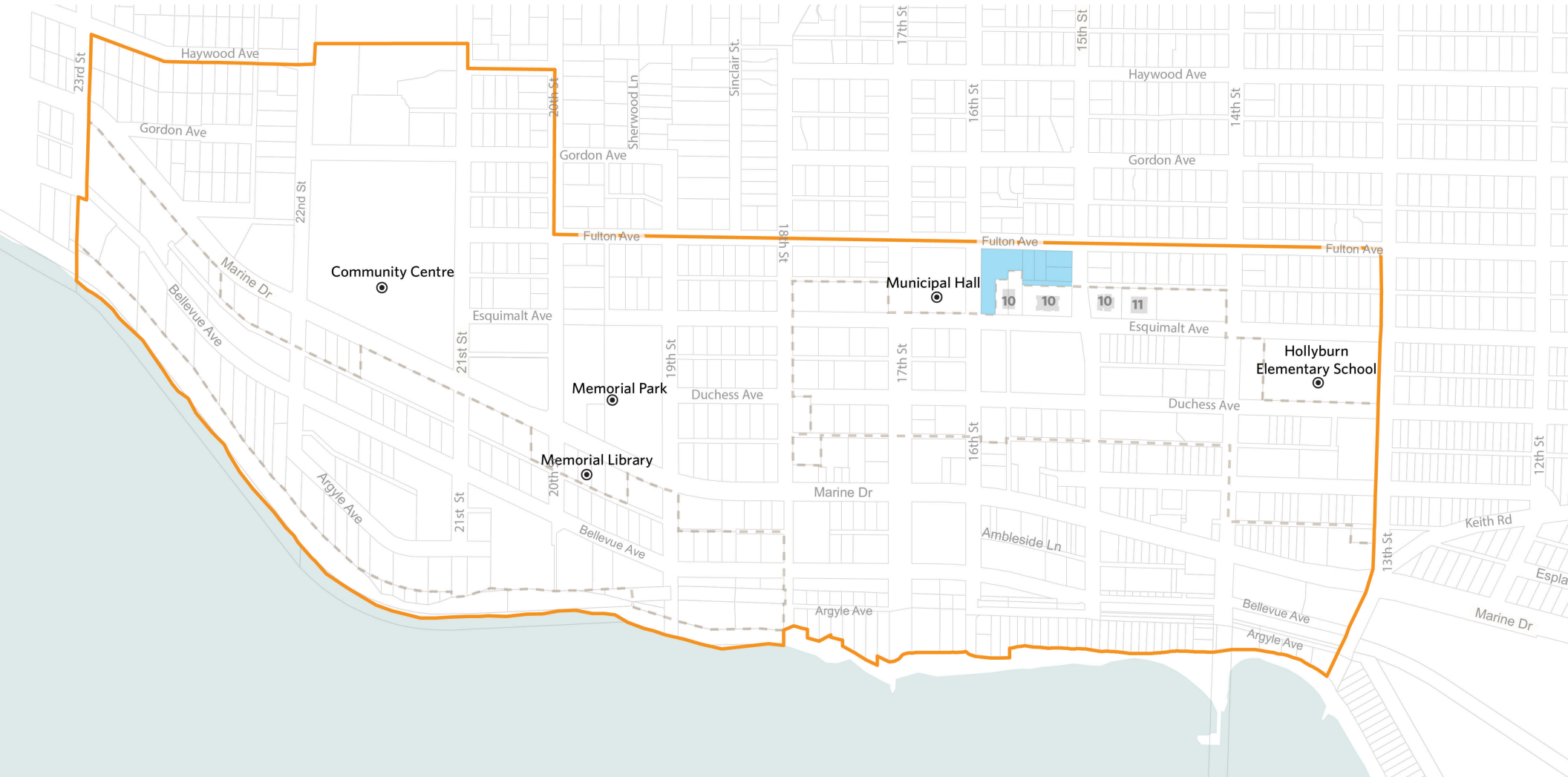


- 3** Amend RM1 and RM2 zones to support existing rental and strata housing as follows:
- a) Increase maximum density from 1.75 FAR to 2.0 FAR, with no change to maximum building height, to facilitate ongoing use of existing buildings (e.g. enable balcony enclosures and amenity room conversions);
  - b) Zone existing purpose-built rental buildings to rental-only tenure at 2.0 FAR, with no change to maximum building height, to prevent the replacement of existing rental with new strata development and the associated displacement of tenants; and
  - c) Consider any subsequent site-specific applications for rezoning to a higher FAR or to change tenure with an evaluation of the proposal's contextual fit and its ability to contribute to the District's Affordable Housing Reserve Fund and/or to include rental units.



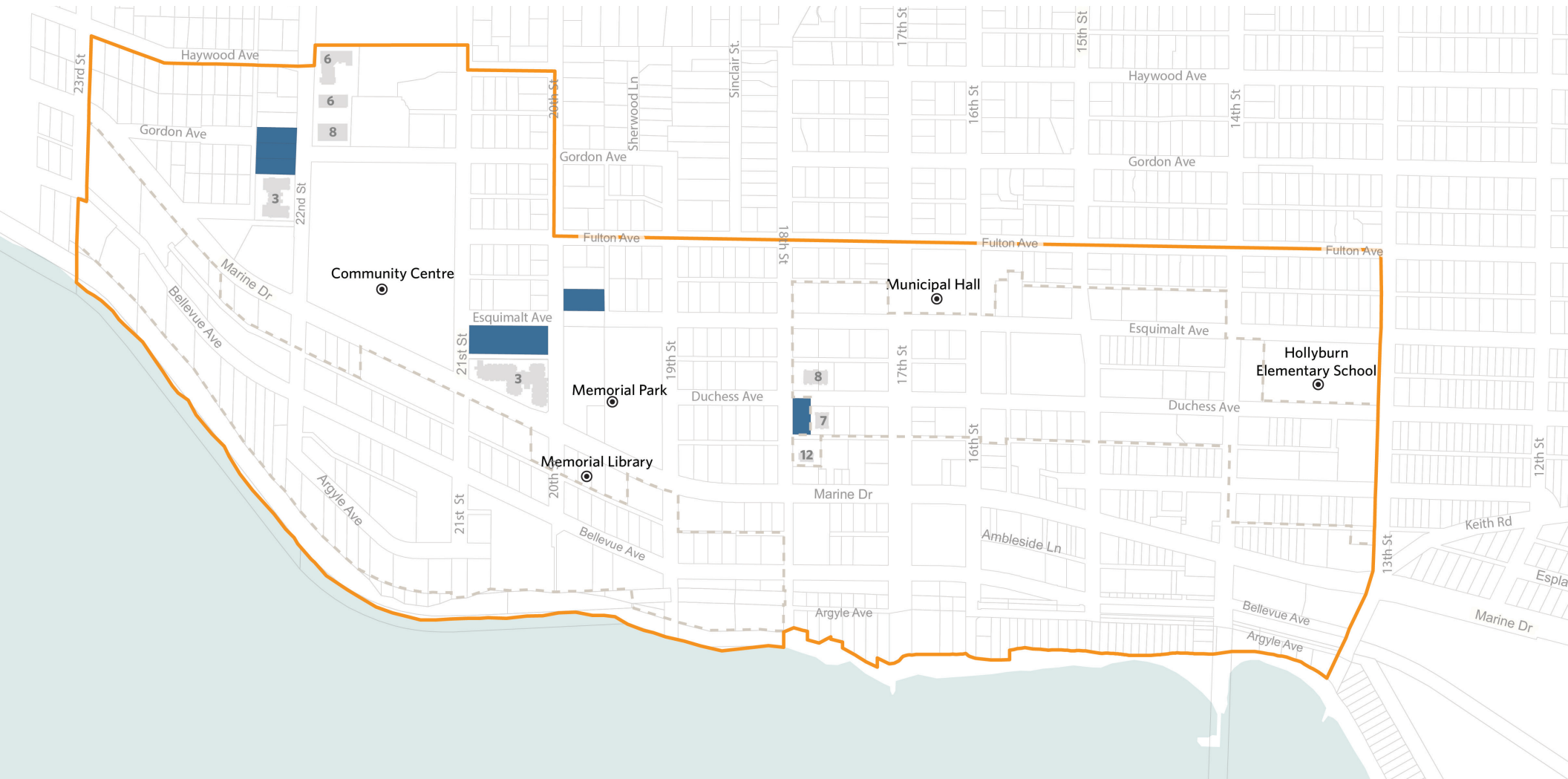
- 4** Amend the Apartment Area boundary to connect the eastern and western apartment sub-areas and increase housing opportunities adjacent to a more compact Ambleside-by-the-Sea by rezoning for residential-only use on the 1800 block of Marine Drive as follows:
- Strata stacked townhouses or apartments up to 4-storeys and 1.7 FAR;
  - Rent-to-own apartments up to 5-storeys and 2.0 FAR; or
  - Rental or seniors apartments up to 6-8 storeys and 2.5 FAR.

## Include 1500-block South of Fulton Avenue in Apartment Area **5**



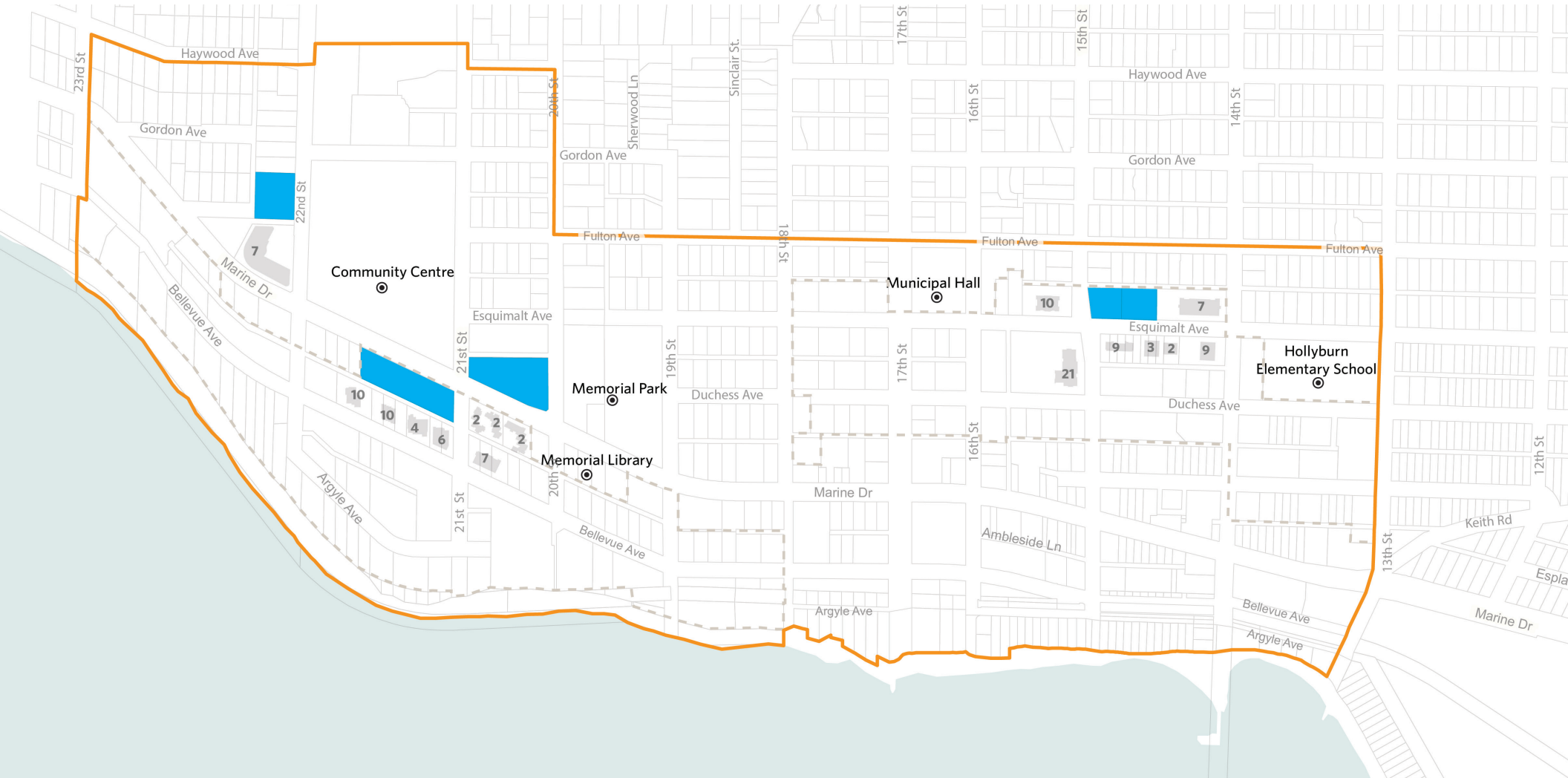
- 5** Guide the implementation of OCP Policy 2.1.21 to “use surplus District-owned lands to increase the availability of more diverse and affordable housing” as follows:
- a) Add the District-owned south face of the 1500-block of Fulton Avenue to the Apartment Area; and
  - b) Enable apartments (e.g. strata, rental, seniors) generally up to 6-8 storeys at 2.5 FAR pending due diligence, legislative requirements, and Council’s determination of the public interest.





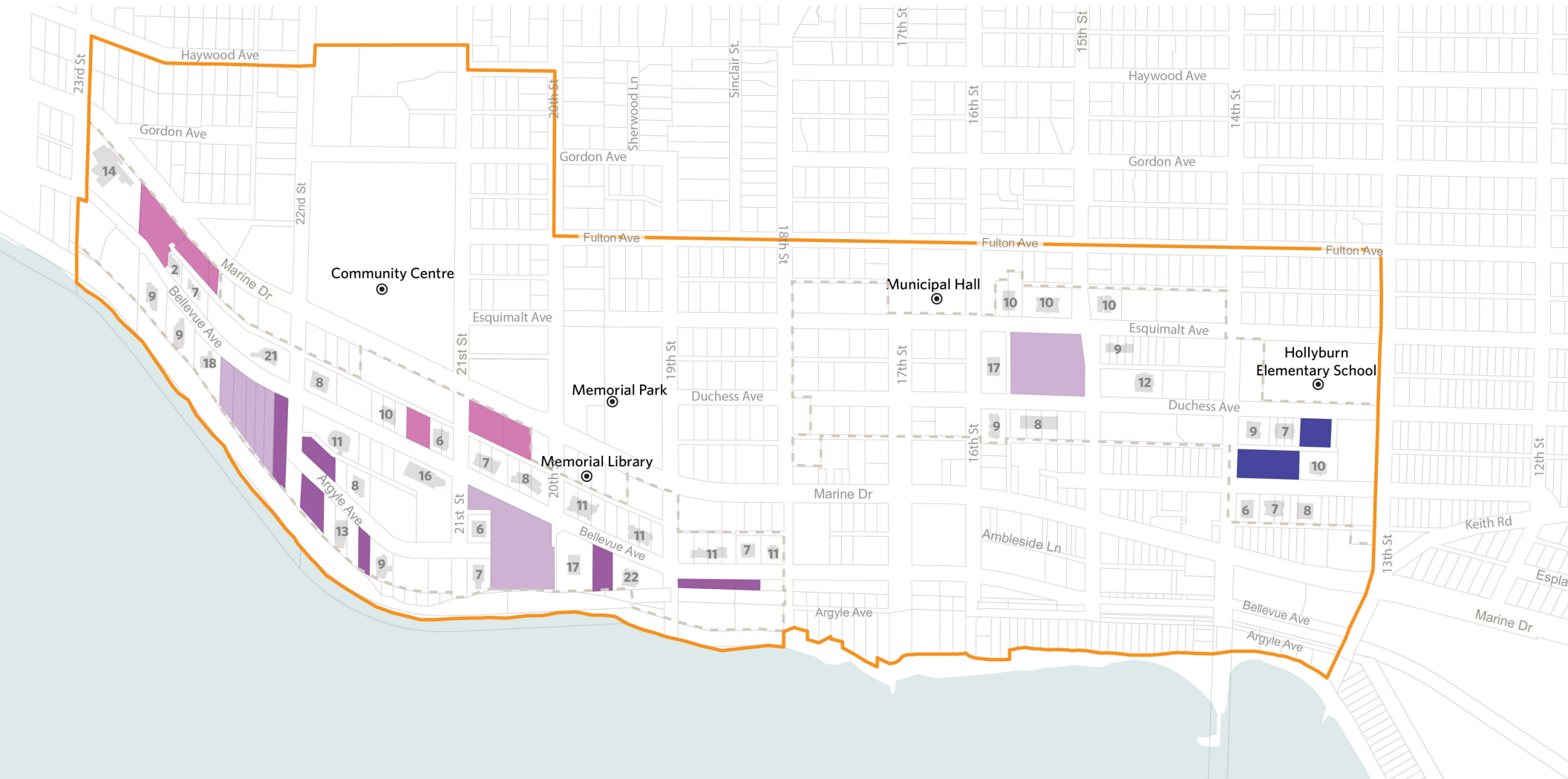
- 6** Guide the implementation of OCP Policy 2.1.6 to “prioritize community use and/or housing objectives when considering redevelopment proposals of institutional, public assembly or community use sites District-wide that provide an existing community or public use function (such as places of worship)” as follows:
- Add existing Public Assembly and Community Use zoned sites to the Apartment Area; and
  - Consider rezoning applications for up to 4-storeys and 1.6 FAR where residential-only, or up to 6 storeys and 2.5 FAR in total where community use, and/or public assembly, and/or inclusion of rental housing is provided.

# Support Aging-in-Place Across the Full Continuum of Existing Seniors Housing 7

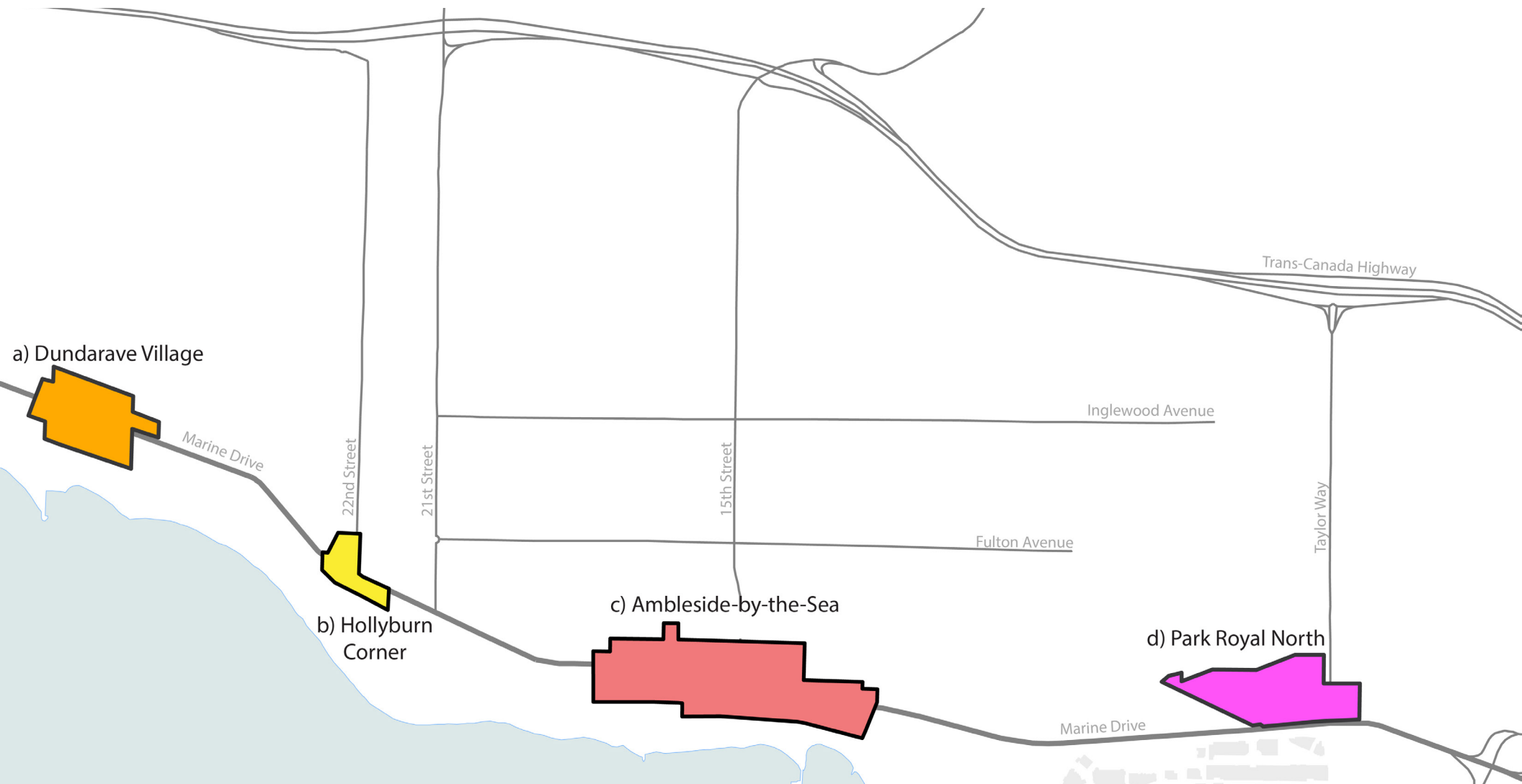


- 7 Respond to the aging demographic by creating capacity for more seniors housing on existing private, non-profit, and senior government age-restricted sites by considering rezoning applications for up to 6-8 storeys and 2.5 FAR.

## Enable Limited, Contextually Appropriate Infill within the Apartment Area **8**



- 8 Consider rezoning applications for housing within the Apartment Area as follows, with appropriate heights for a, b and d to be determined at the application stage based on detailed and contextual review:
- a) Renew 1300-block former land use contract sites per the adjacent/surrounding RM2 zone at 2.0 FAR;
  - b) Support Hollyburn Corner and reflect the western apartment sub-area per the adjacent/surrounding RM2 zone at 2.0 FAR;
  - c) Limit waterfront sites to 3 storeys from the higher of the street or lane and 1.4 FAR; and
  - d) Replace existing surface and above-grade parking on largest rental sites with infill rental up to 3.0 FAR in total on the site.



9 Articulate the rhythm of commercial centres and respect their distinct roles and characters as follows:

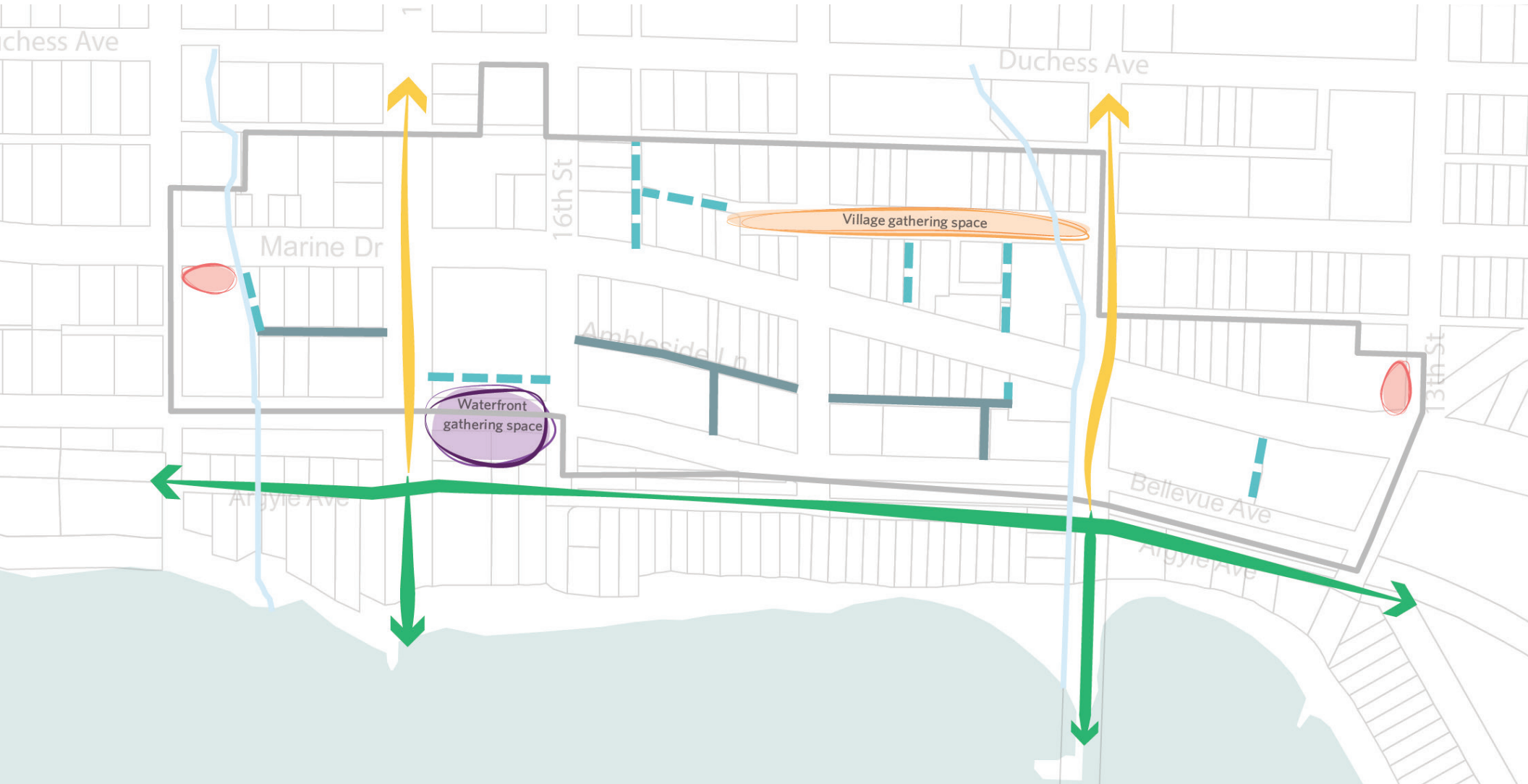
- a) Maintain the existing regulations for Dundarave Village;
- b) Strengthen Hollyburn Corner as a more intentional mixed-use node;
- c) Revitalize a more compact, complete, vibrant, and sustainable Ambleside-by-the-Sea; and
- d) Include Park Royal North in the upcoming Taylor Way Local Area Plan process.









10 Illustrate expanded housing, shops, and services adjacent to the existing western apartment sub-area that would also support the long-term regeneration of the civic site through development contributions as follows:

- a) Accent the 22nd Street corner with strata over office over retail, or rental/seniors over retail, up to 6-8 storeys and 2.5 FAR; and
- b) Articulate the mid-block streetwall with residential over retail up to 4-5 storeys and 2.0 FAR.

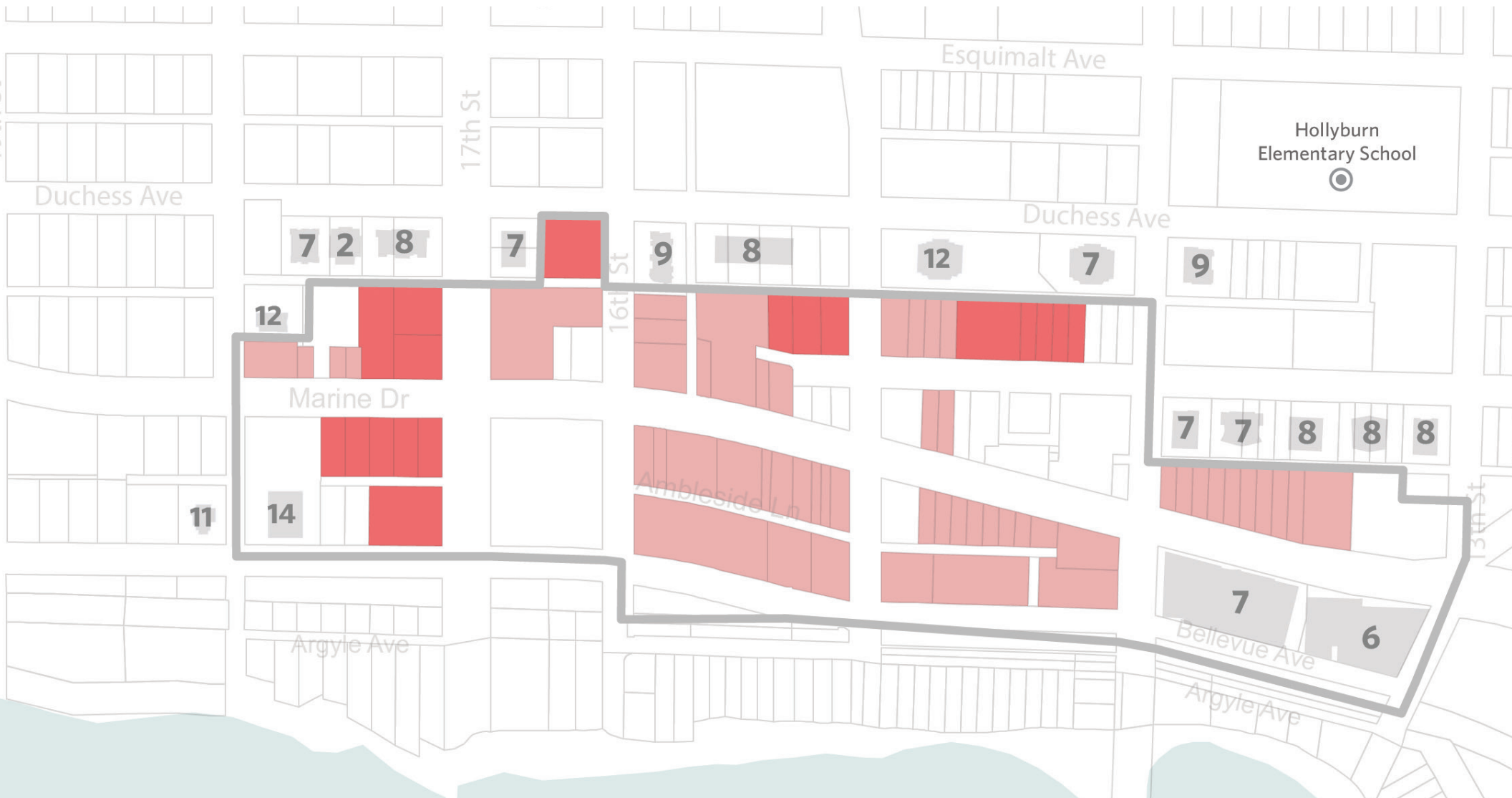
# Create a Great Pedestrian Experience, Vibrant Retail Streetscapes, and New Gathering Spaces 11



11 Structure design work and use future development as a means to improve and increase the following public realm concept:

- |  |   |
|--|---|
| a)  Vibrant lanes/pedestrian connections; | d)  Potential daylit creeks;                           |
| b)  Gathering spaces;                     | e)  Festival Street public art and/or landscaping; and |
| c)  Bookend arrival plazas;               | f)  Waterfront connections.                            |

## Prioritize Low-Rise Regeneration of Ambleside-by-the-Sea 12



- 12 Design a commercial precinct that enables low-rise development to support new investment in retail, office, and residential spaces as follows:
- a) Allow mixed-use or commercial-only development at 3-4 storeys and 1.75-2.0 FAR with any combination of commercial and/or residential over retail, without amenity contribution; and
  - b) Allow mixed-use or commercial-only development at 5-6 storeys and 2.25-2.50 FAR, including at least one storey of office use, without amenity contribution.

## Activate the Streetscape with Sustainable Development 13

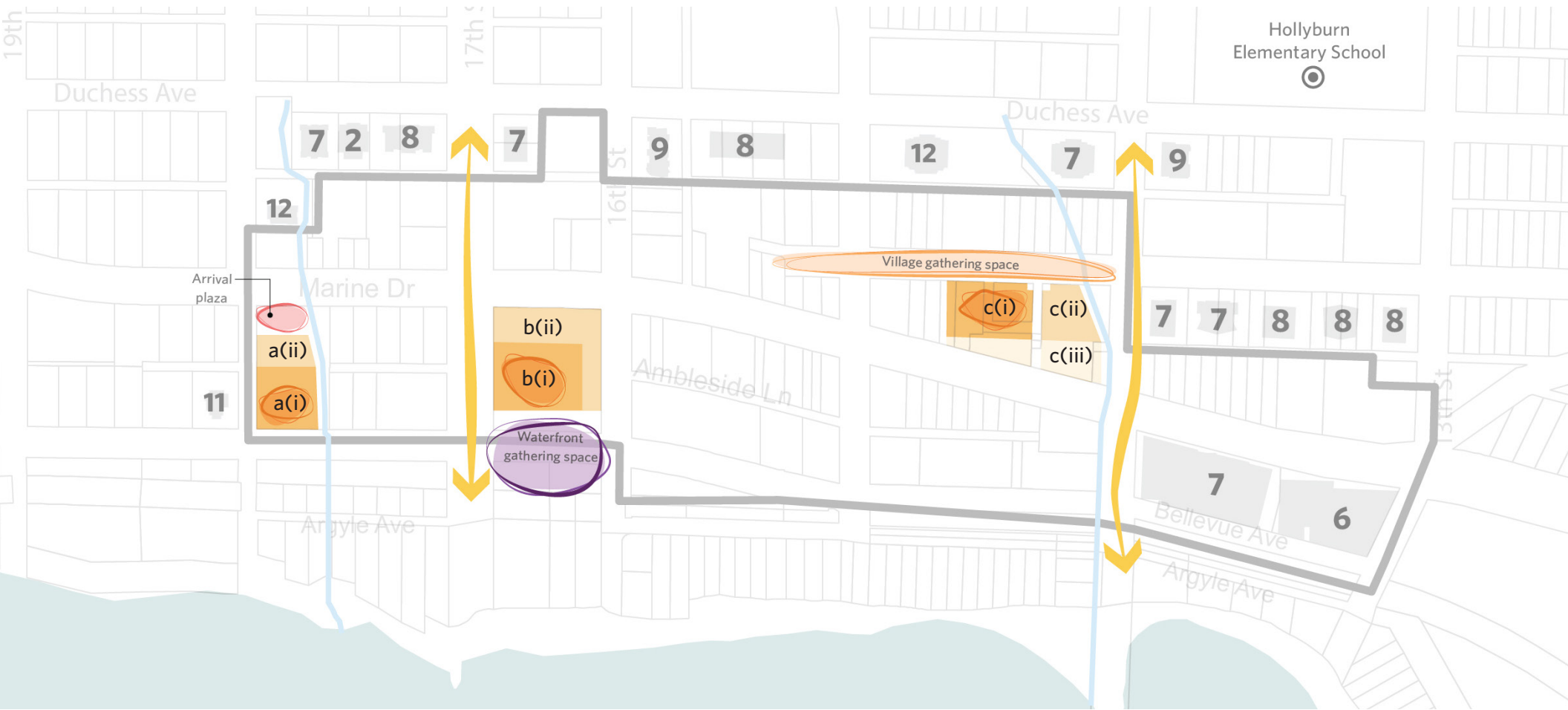


13 Guide the evolution of existing gas stations, surface parking, and unused community use sites to contribute to a more complete and vibrant village as follows:

- a) Allow rental apartments and/or office use over retail at 6-8 storeys and 2.5 FAR, or conventional and/or electric vehicle fueling, on gas station (CR5) sites;
- b) Allow rental apartments and/or office use with optional retail use at street level, at 6-8 storeys and 2.5 FAR on the 14th Street at Clyde Avenue surface parking (CR3) site; and
- c) Allow rental apartments and/or office use with optional retail use at street level, and/or strata apartments where new community use and/or publicly accessible parking is provided, at 6-8 storeys and 2.5 FAR on the Masonic Lodge (CU3) site.

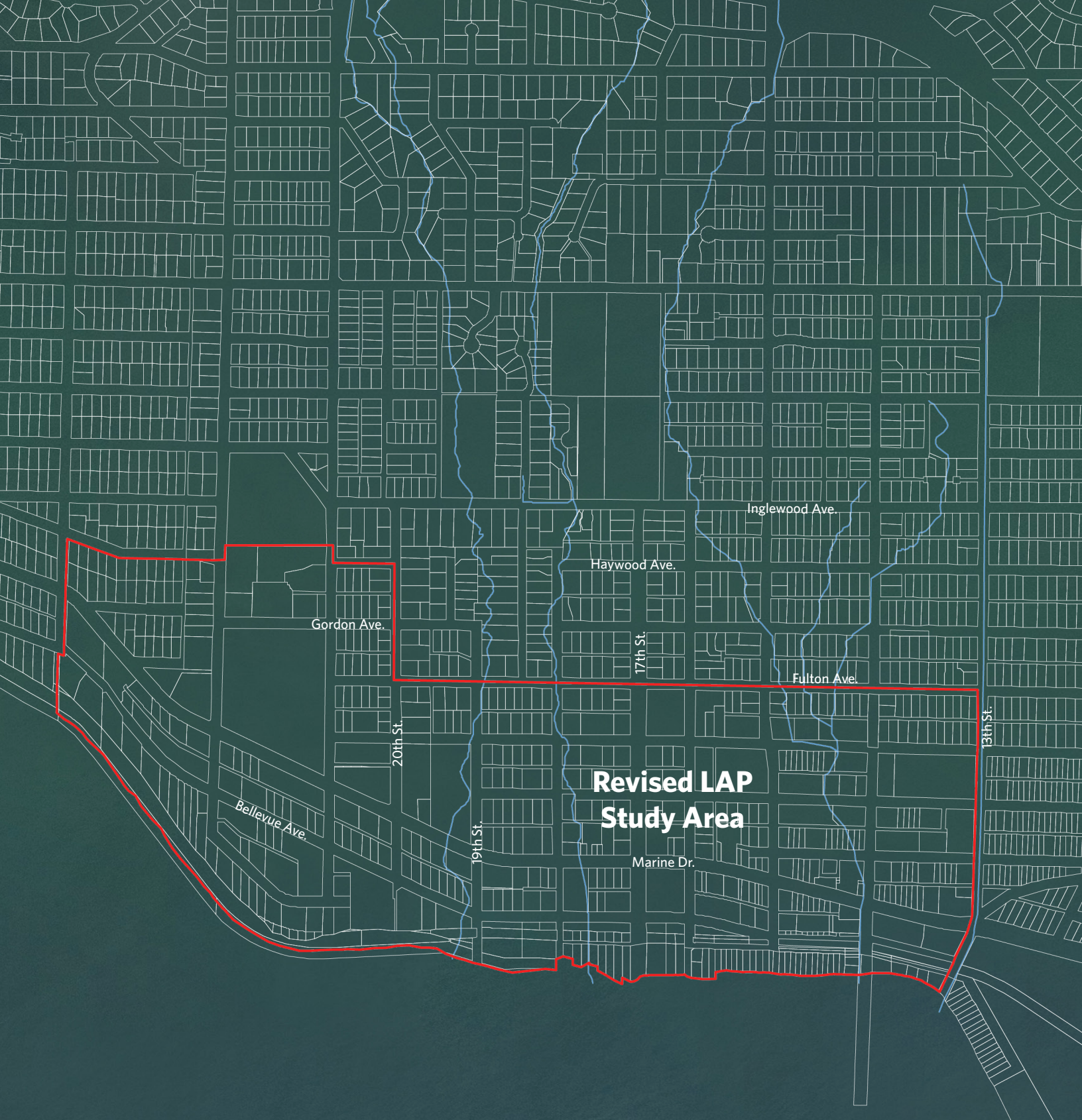


## Consider Higher Buildings to Deliver Community Benefits and Exceptional Public Realm 14



14 Include the potential for 3.0-3.5 FAR in total and greater height on portions of large sites to avoid single block-length buildings, open new connections and spaces, create variety in forms and uses, provide publicly accessible parking, and contribute community amenities with the approximate massing shown on the map, as follows:

- a) Hollyburn Plaza with the intent to daylight Lawson Creek and create a western arrival plaza along Marine Drive, with building heights (i) up to the existing permitted 180-foot maximum on the southern portion; and (ii) 3-6 storeys on the northern portion;
- b) Fresh St. Market with the intent to create a waterfront gathering space along Bellevue Avenue, enhance the 17th (Festival) Street, and enable the reprovision of a full-service grocery store, with building heights (i) up to 6-10 storeys on the western and southern portions; and (ii) 3-6 storeys on the northern and eastern portions; and
- c) Village Square with the intent to create a village gathering space along Clyde Avenue, daylight Vinson Creek, enhance the 14th (Festival) Street, and punctuate buildings with pedestrian connections, with building heights (i) up to 6-10 storeys on the inside midblock portion; (ii) 4-6 storeys on the inside eastern portion; and (iii) 2-3 storeys on the southern portion.



To find out more about this project, including all background materials, please visit [www.westvancouverite.ca/plan-ambleside](http://www.westvancouverite.ca/plan-ambleside)

Prepared by the District of West Vancouver,  
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