



ITEMS 3.4, 3.5 & 3.6
BYLAWS 21313, 21314 & 21315
AMBLESIDE

DEVELOPMENT
SERVICES
NOV 19, 2025





3 COMMUNITY INSIGHTS

Respondents (32)

Opposition (23)

- Traffic congestion
- Building height
- Safety and crime
- Community character

Mixed/Questions (9)



CITY WEBPAGE
Mar 4, 2025



MAILED NOTICE
Mar 24, 2025



1:1 COMMUNICATION
Ongoing



SITE SIGNAGE
Apr 28, 2025

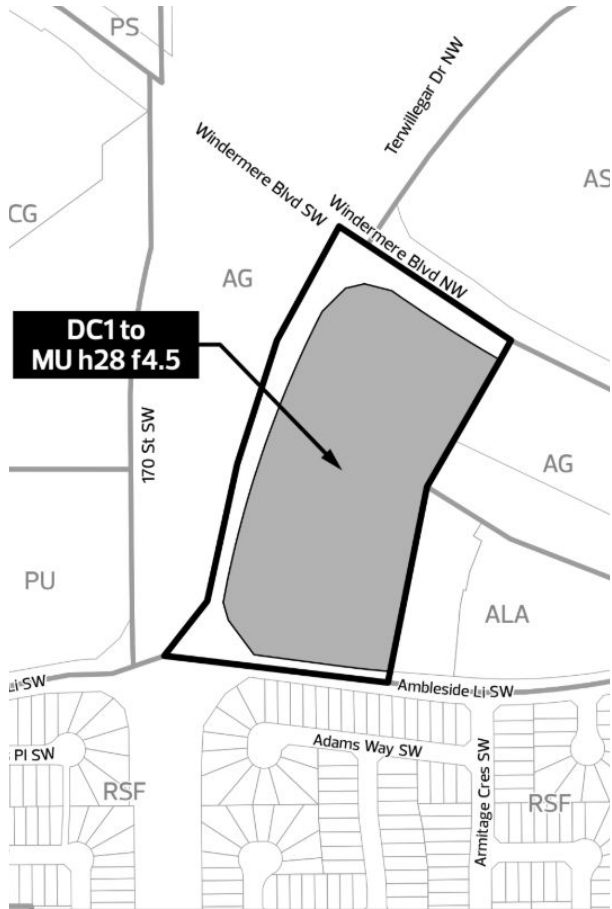


PUBLIC HEARING
NOTICE
Oct 23, 2025

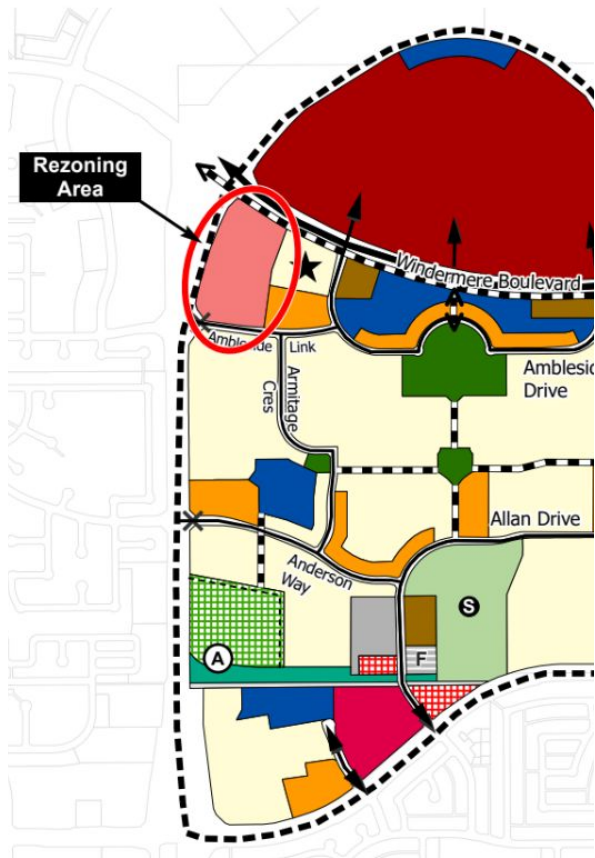


JOURNAL AD
Oct 31 &
Nov 8, 2025

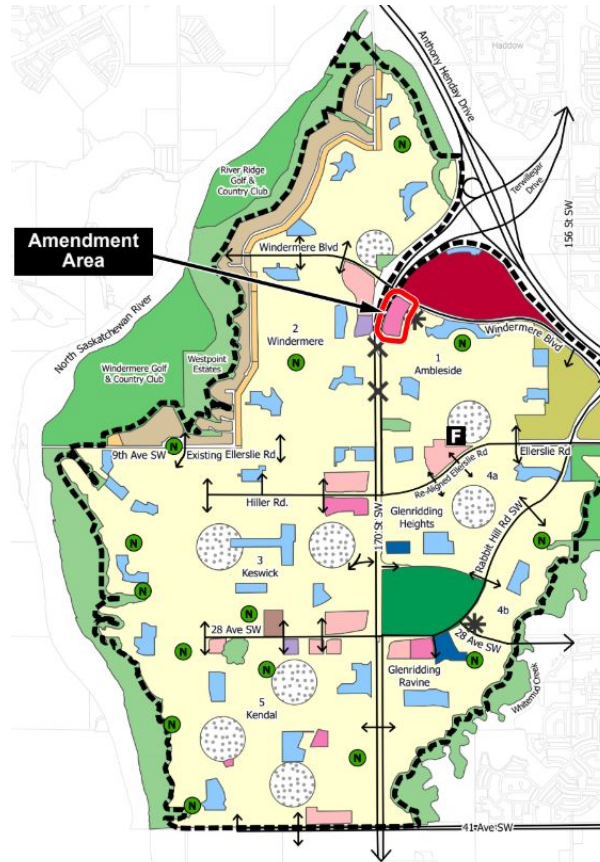
PROPOSED ZONING



REGULATION	DC1.14772 Current Zoning	MU h28 f4.5 Proposed Zoning
Principal Uses	Residential, extended care and health services	Residential, commercial, and community uses
Height	10 - 35 m	28 m
Density	Max: 600 dwellings	N/A
Setbacks		
North	7.5 m	1.0 - 3.0 m
South	7.5 m	1.0 - 4.5 m
East	7.5 m	3.0 m
West	7.5 m	1.0 - 4.5 m
Max FAR	3.0	4.5



AMBLESIDE NSP









WINDERMERE ASP

Support Mid Rise development within District Nodes where at least one of the following criteria is met:

- ✓ The site is within 400 metres of a Mass Transit Station.
- ✓ The site is along an Arterial Roadway.
- ✓ The site size and context allow for appropriate transition to surrounding development and adequate site access can be provided.

DISTRICT POLICY 2.4.4.2

-  Existing/planned shared pathway
-  Publicly accessible shared pathway required
-  Shared pathway explored with future transit centre
-  Transit centre integration
-  3-way stop required
-  Marked and signed crosswalk required





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

