

## 700 – AMBLESIDE CENTRE ZONES

### 701– AC 1 Ambleside Centre Zone 1

AMENDING  
BYLAW

#### SECTION REGULATION

#### 701.01 Permitted Uses

- |       |   |
|-------|---|
| #5353 | <p><b>(1) Retail Use</b></p> <ul style="list-style-type: none"><li>(a) bakery, confectionery or manufacture of other food goods whose products are also sold on the premises</li><li>(b) sale or rental of goods or services</li></ul>  |
| #5175 | <p><b>(2) Office Use</b></p> <ul style="list-style-type: none"><li>a) office building containing professional and business offices</li></ul>  |
| #5175 | <p><b>(3) Personal or Business Service</b></p> <ul style="list-style-type: none"><li>(a) bank and financial services</li><li>(b) beauty and wellness centre</li><li>(c) clothes making and repair</li><li>(d) dry cleaner</li><li>(e) fitness and body care</li><li>(f) gallery, frame shop, interior decorating</li><li>(g) hair salon</li><li>(h) printing shop employing not more than five persons on the premises</li><li>(i) service and repair of household and personal goods</li></ul> |
|       | <p><b>(4) Vehicle Related Uses</b></p> <ul style="list-style-type: none"><li>(a) vehicles sales on properties fronting on the north side of Clyde Avenue only</li><li>(b) vehicle servicing on properties fronting on the north side of Clyde Avenue only</li></ul>   |

#5175

**(5) Education**

- (a) business or commercial school, including tutoring, remedial training, music, dance or art academy

**(6) Amusement**

- (a) amusement place including bowling alley and billiard hall
- (b) theatre

**(7) Restaurant**

- (a) liquor primary premises licensed under the *Liquor Control and Licensing Act*
- (b) microbrewery, winery and distillery
- (c) restaurant

**(8) Child Care**

- (a) child care

**(9) Animal Services**

- (a) pet care establishment
- (b) veterinary medical clinic

**(10) Visitor Accommodation**

- (a) hotel

**(11) Residential**

- (a) dwelling units in a building combining commercial and residential uses and provided:
  - (i) Section 120.07 does not apply
  - (ii) No portion of the first storey having direct access to street level grade shall be used for residential purposes except for the entrance(s) or entrance lobby to permitted dwelling units, and
  - (iii) A minimum of 30% of the building area included in the Floor Area Ratio is composed of commercial use

**(12) Accessory Uses**

- (a) accessory buildings and uses
- (b) community care
- (c) home based business

**(13) Excluded Uses**

- (a) The uses listed above exclude, in whole and in part
  - (i) amusement arcade, pin ball arcade
  - (ii) casino or video lottery terminal (VLT) use
  - (iii) drive-through businesses, or portion of a business
  - (iv) gasoline station – full or self service
  - (v) industrial and manufacturing services not specified in the zone
  - (vi) night club/cabaret and discotheque
  - (vii) pawn shop
  - (viii) social escort service

**701.02 Conditions of Use**

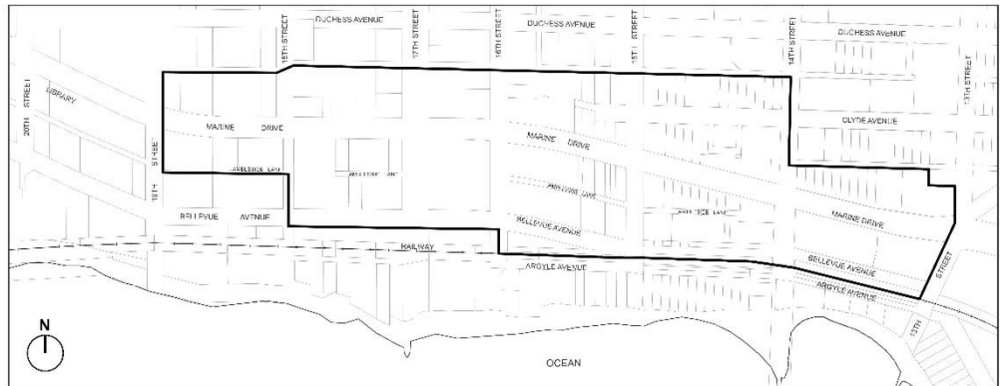
#5175  
#5328

- (1) Between 14th Street and 18th Street:
  - (a) On Marine Drive, the portion of the second storey facing Marine Drive must be used for commercial purposes.
  - (b) On Marine Drive, Bellevue Avenue, and Clyde Avenue, beauty and wellness centre, business or commercial school, financial institutions, fitness and body care, health care office, pet care establishment, real estate offices, and veterinary medical clinic combined must not occupy more than 20% of the width of the ground (sidewalk level) floor of each block face (in each block there is a north and a south block face). This is calculated in aggregate for all such uses on each block face.
  - (c) Notwithstanding section 701.02(1)(b), such uses may occupy a greater width of the building if located at the rear of the ground floor, more than 18.2 metres from the property line, or if on the second storey above the sidewalk level.

#5155 (2) For the calculation of an amenity unit - Ambleside, the area within a dwelling unit allowed for personal and professional business services in conjunction with the residential use in a dwelling unit is considered to be a commercial use.

#5328 (3) Within the area outlined on the Ambleside map below:

Ambleside Map



- (a) Financial services use is not permitted where the premises has a sidewalk level frontage.
- (b) Pharmacy use, including both principal and accessory pharmacy use, is limited to five locations within the Ambleside area.

#5347 (4) Notwithstanding section 120.01(6), in addition to the Principal Uses permitted in the AC-1 Zone, one Cannabis Sales retail store may be permitted at 1453 Bellevue Avenue (legally described as PID 011-406-941; Lot K, Block 23, District Lot 237, Plan 21795)

### 701.03 Density

- #5155 (1) The maximum Floor Area Ratio must not exceed 1.0, except the Floor Area Ratio permitted shall be increased from 1.0 to 1.4, and from 1.4 to a maximum of 1.75 to the extent of 0.093 square metre of floor area for every Amenity Unit - Ambleside provided to the District at no cost to the District, as described in the definition of Amenity Unit - Ambleside.
- #4736  
#5155 (2) The maximum Floor Area Ratio for Lot A, Block Q, District Lot 775, Plan 16883 (located at 1821 Marine Drive) may be increased to a maximum 2.0 to the extent of 0.093 square metre of floor area for every Amenity Unit - Ambleside provided to the District at no cost to the District, as described in the definition of Amenity Unit - Ambleside.

### 701.04 Height of Building

- (1) No building shall exceed 3 storeys, nor 11.3 metres measured from the average elevation of the existing curb or lane along the lowest exterior lot line
- (2) Basements used solely for parking, access and minor accessory storage shall not be considered a storey
- #4712 (3) Despite Section 701.04(1) above, building height may be increased to a maximum of 4 storeys, and 14.3 metres measured from the average elevation of the existing curb or lane along the lowest adjacent exterior lot line, provided that:
- (a) the lot width is greater than 36.6 metres;
  - (b) the lot area is greater than 1,301 square metres; and
  - (c) the difference in average existing elevation from the curb at the front lot line to the lane at the rear lot line is at least 2.4 metres

**701.05 Yards**

- (1) Front yard minimums for each storey, measured from the front lot line to the outermost wall of each storey, must be as follows:
- |       | <b>Storey</b> | <b>Front Yard</b> |
|-------|---------------|-------------------|
| #4712 | (a) First     | 0.9 metre         |
|       | (b) Second    | 0.9 metre         |
|       | (c) Third     | 3.7 metres        |
|       | (d) Fourth    | 9.1 metres        |
- (2) Rear Yard minimums for each storey, measured from the rear lot line to the outermost wall of each storey, must be as follows:
- |       | <b>Storey</b> | <b>Rear Yard</b>  |
|-------|---------------|---|
| #4712 | (a) First     | 1.2 metres, except for north side 1800 Block of Marine Drive - 3.1 metres |
|       | (b) Second    | 4.3 metres, except for north side 1800 Block of Marine Drive - 6.1 metres |
|       | (c) Third     | 7.3 metres  |
|       | (d) Fourth    | 9.1 metres  |
- (3) No Side Yard is required. If provided, the Side Yard must not be less than 1.5 metres

**701.06 Off-Street Parking**

- (1) Off-street parking must be provided as follows:
- #4712 (a) Commercial use a minimum of 1 parking space for every 37 square metres of gross floor area
- #5055 (b) Dwelling units the lesser of:

- (i) A minimum 1 parking space per dwelling unit, plus parking designed and designated as visitor parking that is equal to 10% of the total number of dwelling units
  - (ii) or a minimum 1 parking space for every 84 square metres of gross floor area
  - (iii) provided that the maximum car parking spaces required per unit shall not exceed 2, with a minimum 10% of this total number of parking spaces designed and designated as visitor parking
- (c) Office Use located above first storey - minimum of 1 parking space for every 56 square metres of gross floor area

## 702– AC2 Ambleside Centre Zone 2

AMENDING  
BYLAW

### SECTION REGULATION

#### 702.01 Permitted Uses

All uses permitted in and excluded from the Ambleside Centre Zone 1 (AC1) as set out in Section 701.01 shall be permitted in and excluded from the AC2 Zone, and in addition, the following uses are permitted:

**(1) Personal or Business Services**

- (a) funeral home

**(2) Residential**

- (a) apartment buildings
- (b) townhouses

**(3) Accessory Uses**

- (a) home based business
- (b) personal and professional services in conjunction with the residential use of the same dwelling unit where such residential use has direct, grade access to the adjacent street

**(4) Education**

- (a) business or commercial school, including tutoring, remedial training, music, dance or art academy

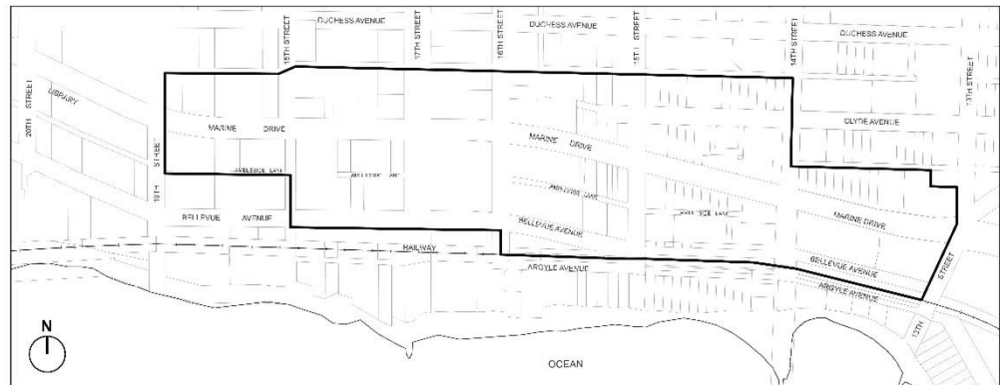
#5175

#### 702.02 Conditions of Use

- (1) Non-residential uses shall not be located in a storey located above a storey containing residential uses, other than the permitted personal and professional service within the same dwelling unit.

- #5328 (2) Between 13th Street and 19th Street on Marine Drive:
- (a) Beauty and wellness centre, business or commercial school, financial institutions, fitness and body care, health care office, pet care establishment, real estate offices, and veterinary medical clinic combined must not occupy more than 20% of the width of the ground (sidewalk level) floor or each block face (in each block there is a north and a south block face). This is calculated in aggregate for all such uses on each block face.
  - (b) Notwithstanding section 702.02(2)(a), such uses may occupy a greater width of the building if located at the rear of the ground floor, more than 18.2 metres from the property line, or if on the second storey above the sidewalk level.
- (3) Manufacture of food goods is permitted where those products are also sold retail or wholesale on the premises.
- #5328 (4) Within the area outlined on the Ambleside map below:
- (a) Financial services use is not permitted where the premises has a sidewalk level frontage.
  - (b) Pharmacy use, including both principal and accessory pharmacy, is limited to five locations within the Ambleside area.

Ambleside Map



**702.03 Density**

The provisions of the AC1 zone, Section 701.03, apply

**702.04 Height of Building**

The provisions of the AC1 zone, Section 701.04, apply

**702.05 Yards**

The provisions of the AC1 zone, Section 701.05, apply

**702.06 Off-Street Parking**

The provisions of the AC1 zone, Section 701.06, apply