



OCP 22-0001 / Z21-0064 4628 McClure Road

Rezoning and Official Community Plan Amendment
Application



Proposal

- To amend the Official Community Plan to change portions of the subject property from the S-RES – Suburban Residential designation to the NAT – Natural Area designation and to rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing and P3 – Parks and Open Space zones to facilitate a 4-lot subdivision.

Development Process

June 9th, 2021

Development Application Submitted

Staff Review & Circulation

July 6th, 2021

Public Notification Received

Jan 24nd, 2022

Initial Consideration

Public Hearing

Final Reading

Building Permit

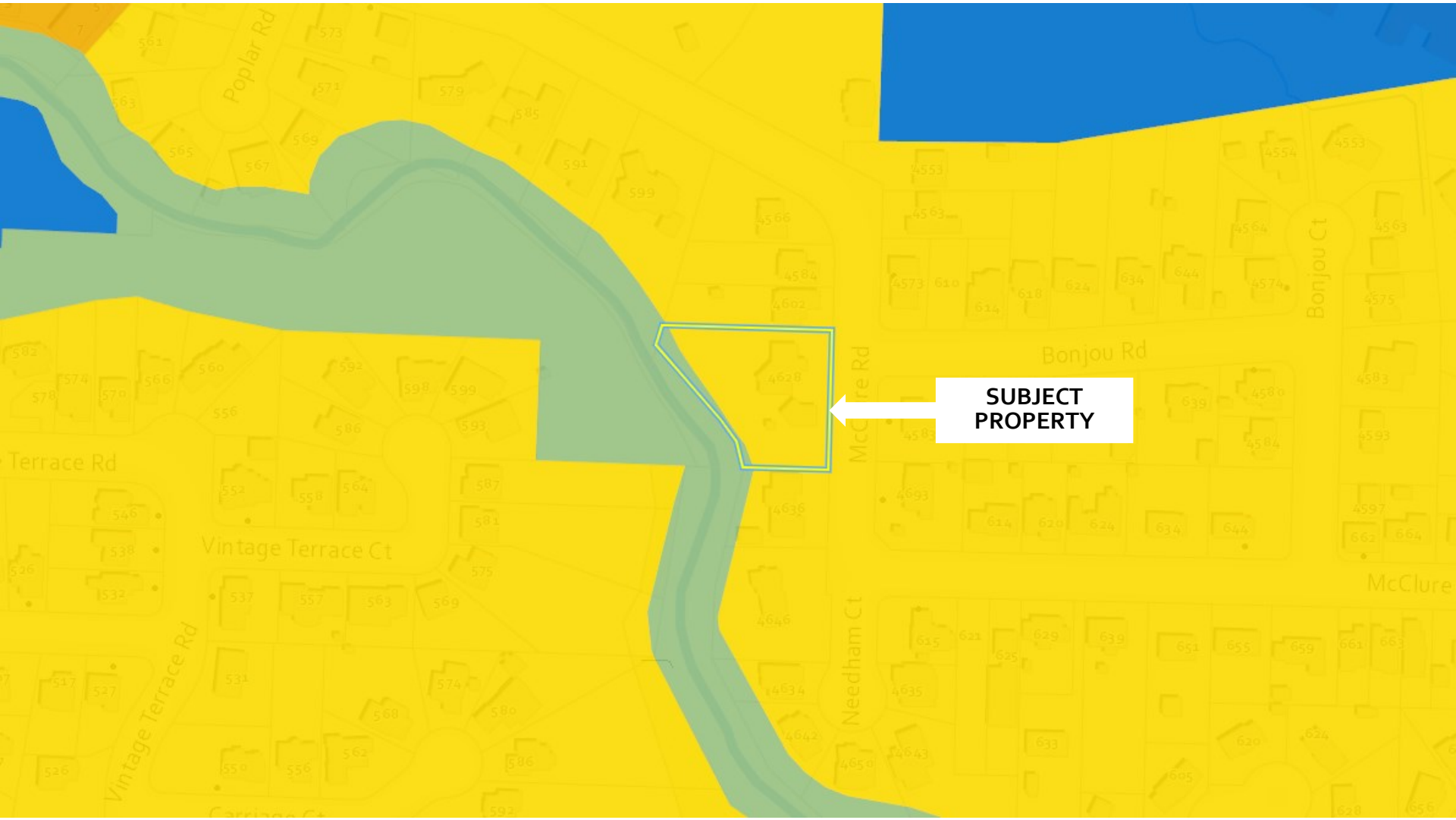
Council Approvals



Context Map



OCP Future Land Use / Zoning



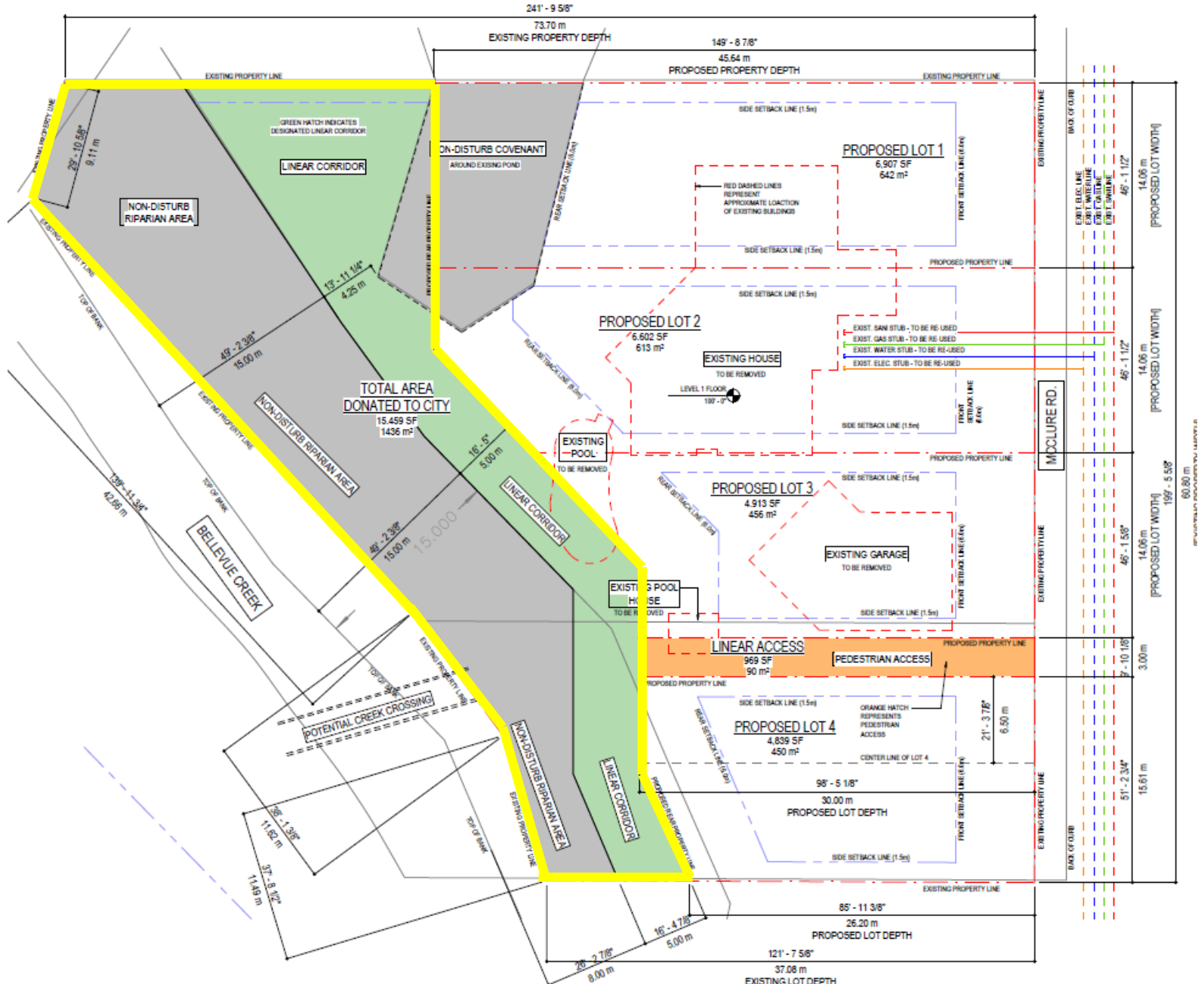
Subject Property Map



Project/technical details

- ▶ Proposed rezoning to RU2 – Medium Lot Housing, will facilitate a 4-lot subdivision.
- ▶ All lots meet the depth, width and size of the RU2 zone.
- ▶ The proposal includes land dedication along Bellevue Creek to allow for a linear park.
 - ▶ This also includes a pedestrian access off McClure.
 - ▶ As part of the dedication, an OCP Amendment is required to align the linear park with the OCP.

Site Plan



Development Policy

- ▶ Meets the intent of Official Community Plan Park Policies including
 - ▶ Dedication of linear park.
 - ▶ Pedestrian connectivity through development.

Staff Recommendation

- ▶ Staff recommend **support** of the proposed OCP Amendment and rezoning to facilitate a 4-lot subdivision
- ▶ Meets the intent of the Official Community Plan
- ▶ Recommend it be forwarded to a Public Hearing.



Conclusion of Staff Remarks