



OCP 22-0004 Z21-0094 1450 Steele Road

Official Community Plan Amendment and Rezoning
Application



Proposal

- ▶ To amend the Official Community Plan to change the future land use designation of the subject property and to rezone the subject property to facilitate a 32 lot residential subdivision and parkland dedication.

Development Process

Sept 17, 2021

Development Application Submitted

Staff Review & Circulation

Jan 26, 2022

Public Notification Received

May 9, 2022

Initial Consideration

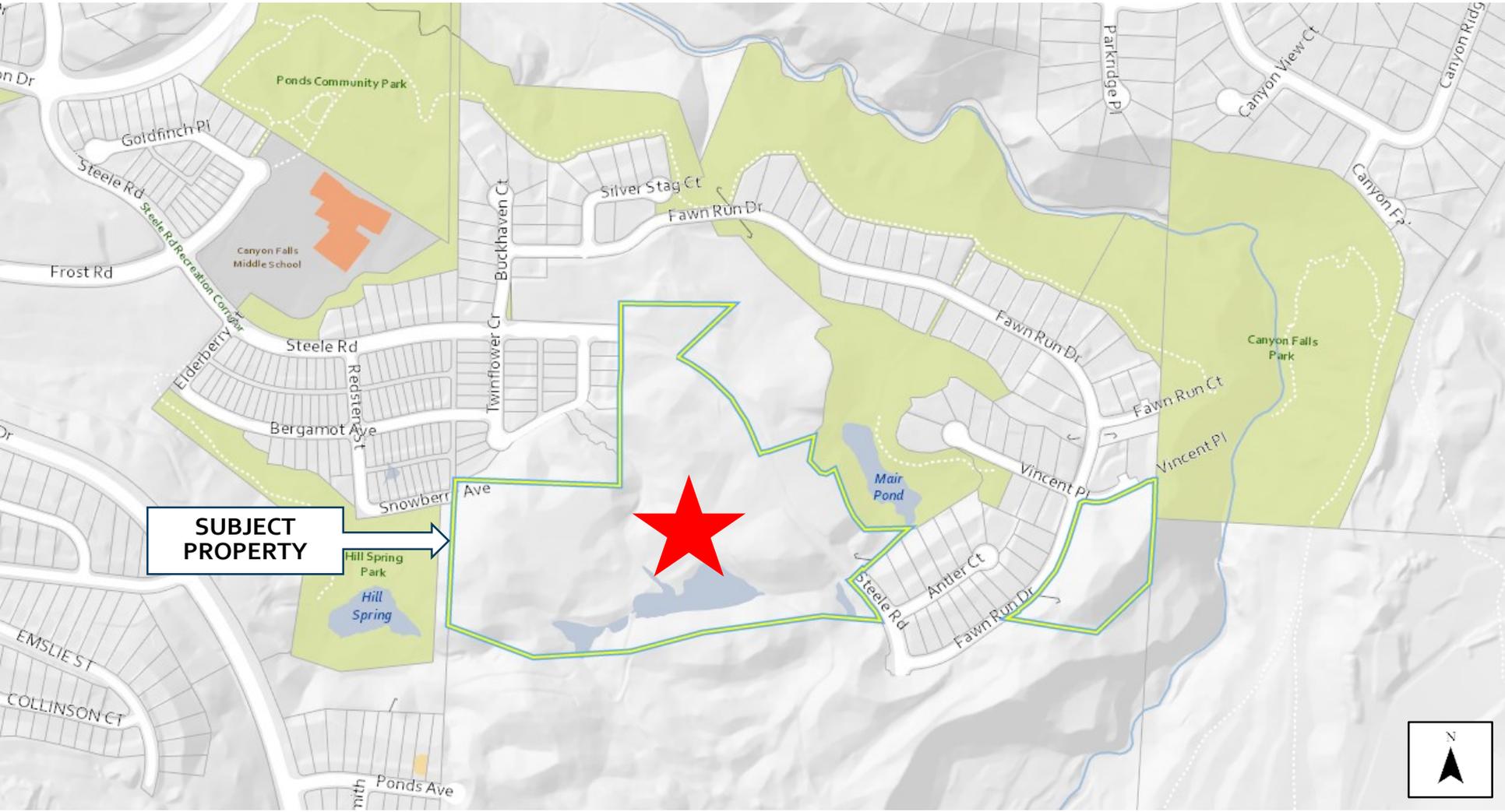
Public Hearing
Second & Third Readings

Final Reading

Development Permit

Council Approvals

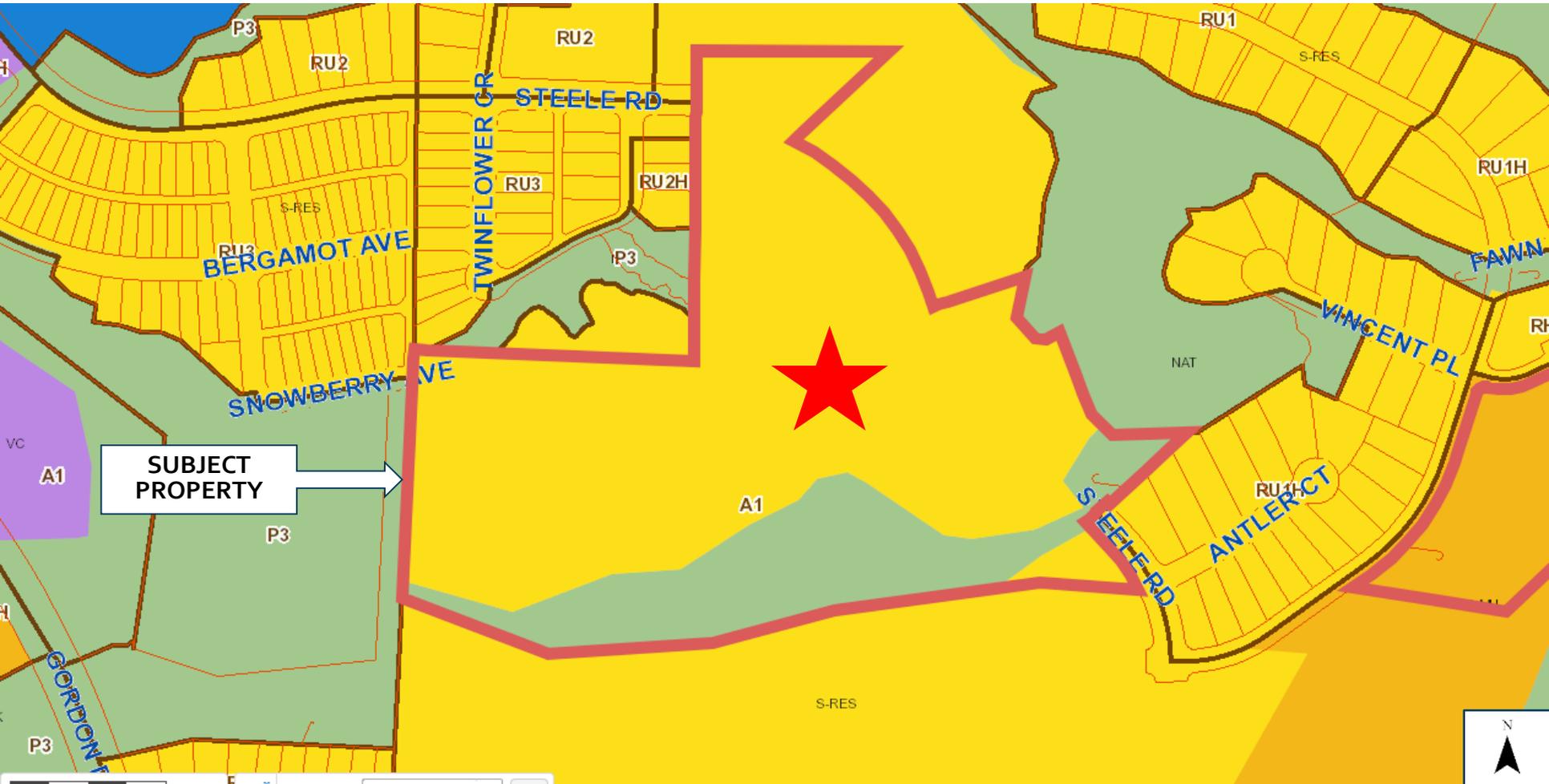
Context Map



Aerial Map



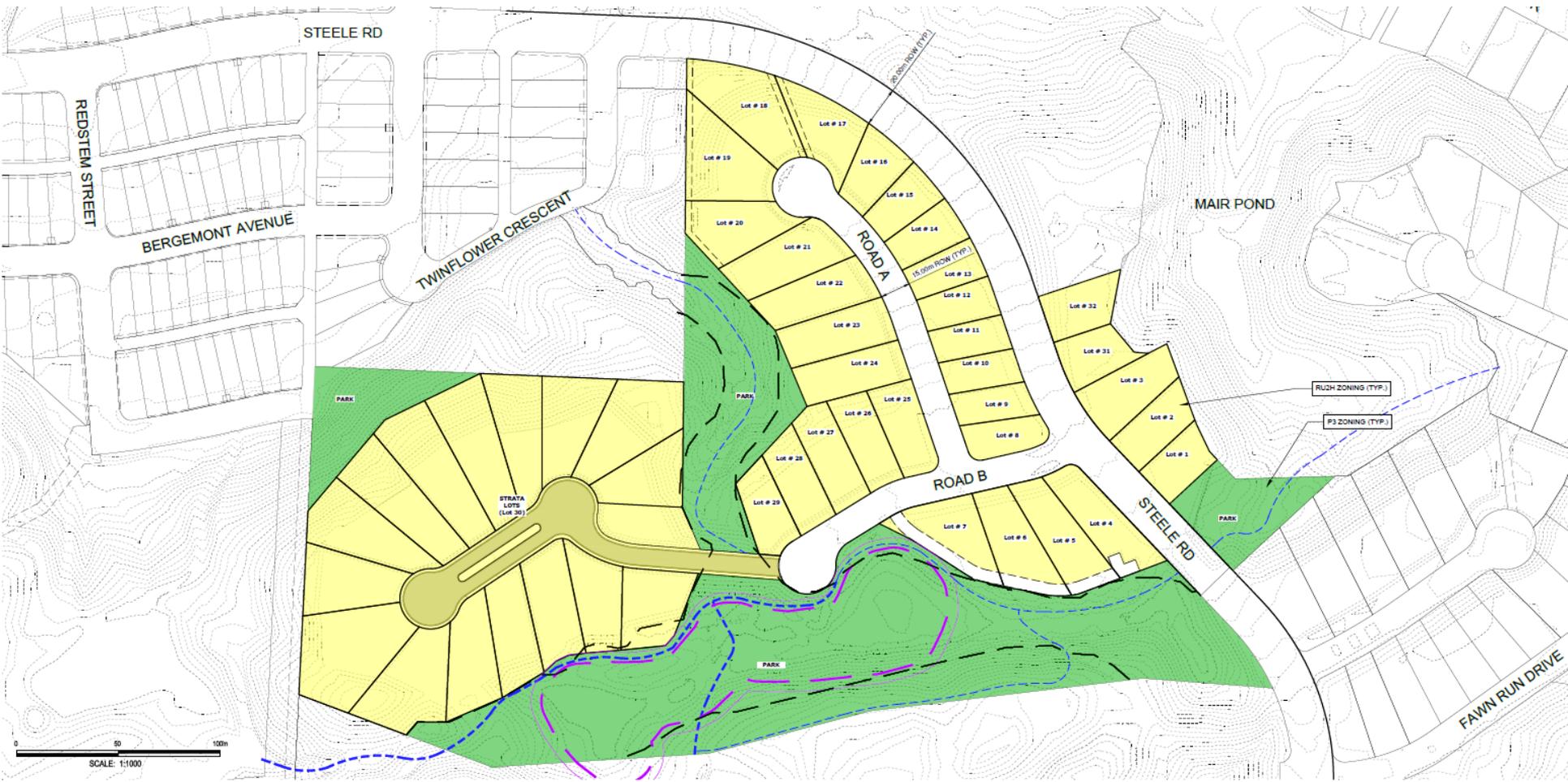
OCP Future Land Use / Zoning



Project details

- ▶ The proposed OCP Amendment and Rezoning application would facilitate a 32-lot residential subdivision of the subject property.
- ▶ Proposed parkland would protect environmentally sensitive features and provide trail connections through the site.
- ▶ Construction of Steele Road to a full urban standard would provide access.

Proposed Site Layout



Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed OCP Amendment and Rezoning
 - ▶ Consistent with Neighbourhood 3 Area Structure Plan
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Support development which is consistent with adopted Area Structure Plans.
 - ▶ Encourage housing forms that match topography and provide the greatest environmental protection.
 - ▶ Protect environmentally sensitive areas.
- ▶ Recommend the bylaw be forwarded to Public Hearing for further consideration.



Conclusion of Staff Remarks