

# OCP22-0004 Z21-0094 1450 Steele Road

Official Community Plan Amendment and Rezoning





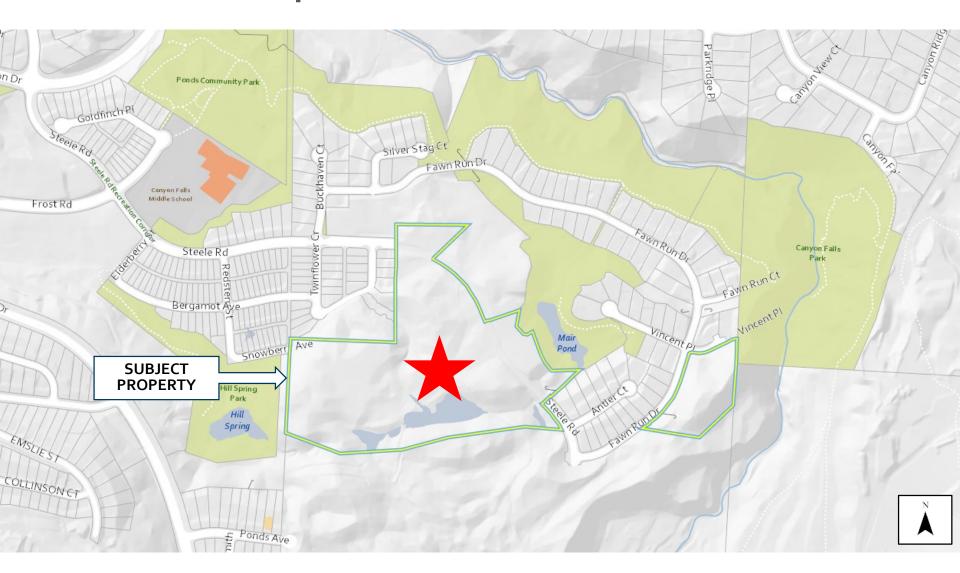
#### Proposal

➤ 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.

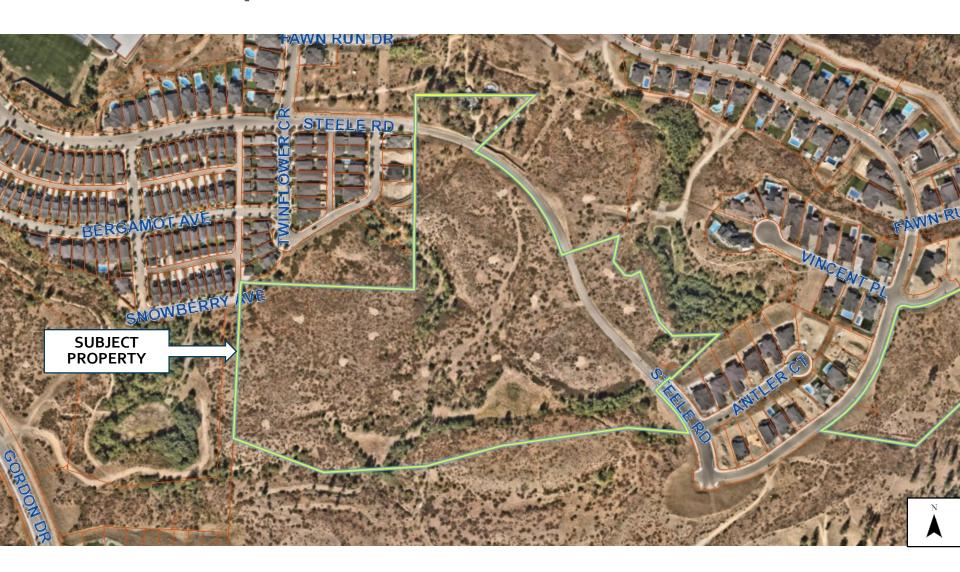
#### Development Process



### 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