



# OCP/Rezoning Application

Multiple Addresses:

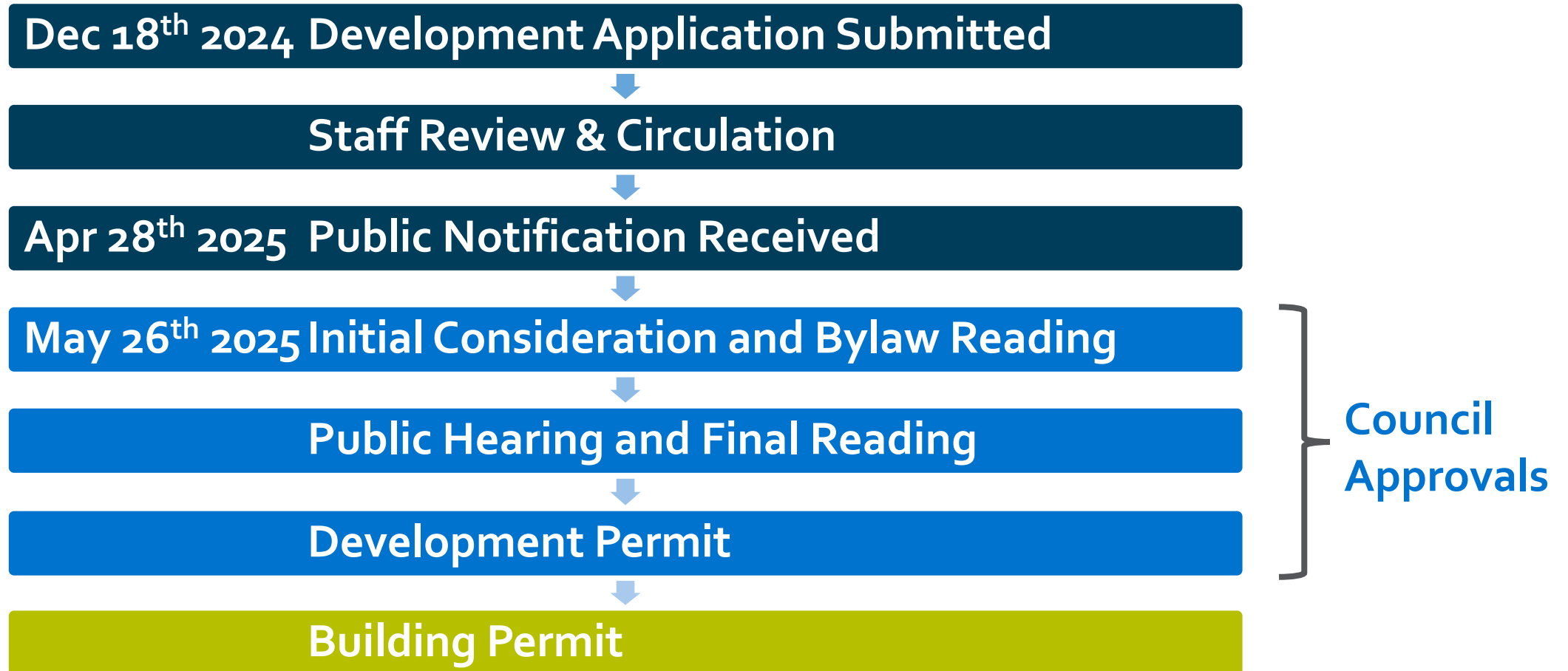
2335-2355 John Hindle Dr, 2340-2720 John Hindle Dr, 855 Packinghouse Road

OCP24-0014/Z24-0064

# Purpose

- To amend the Official Community Plan to change the future land use designation on portions of the subject properties from R-AGR – Rural – Agricultural and Resource designation to the PSU – Public Services/Utilities designation
- To rezone portions of the subject properties from the P<sub>3</sub> – Parks and Open Space zone and A<sub>1</sub> – Agriculture Zone to the P<sub>1</sub> – Major Institutional zone to facilitate the development of the Glenmore Protective Services Campus (GPSC).

# Development Process





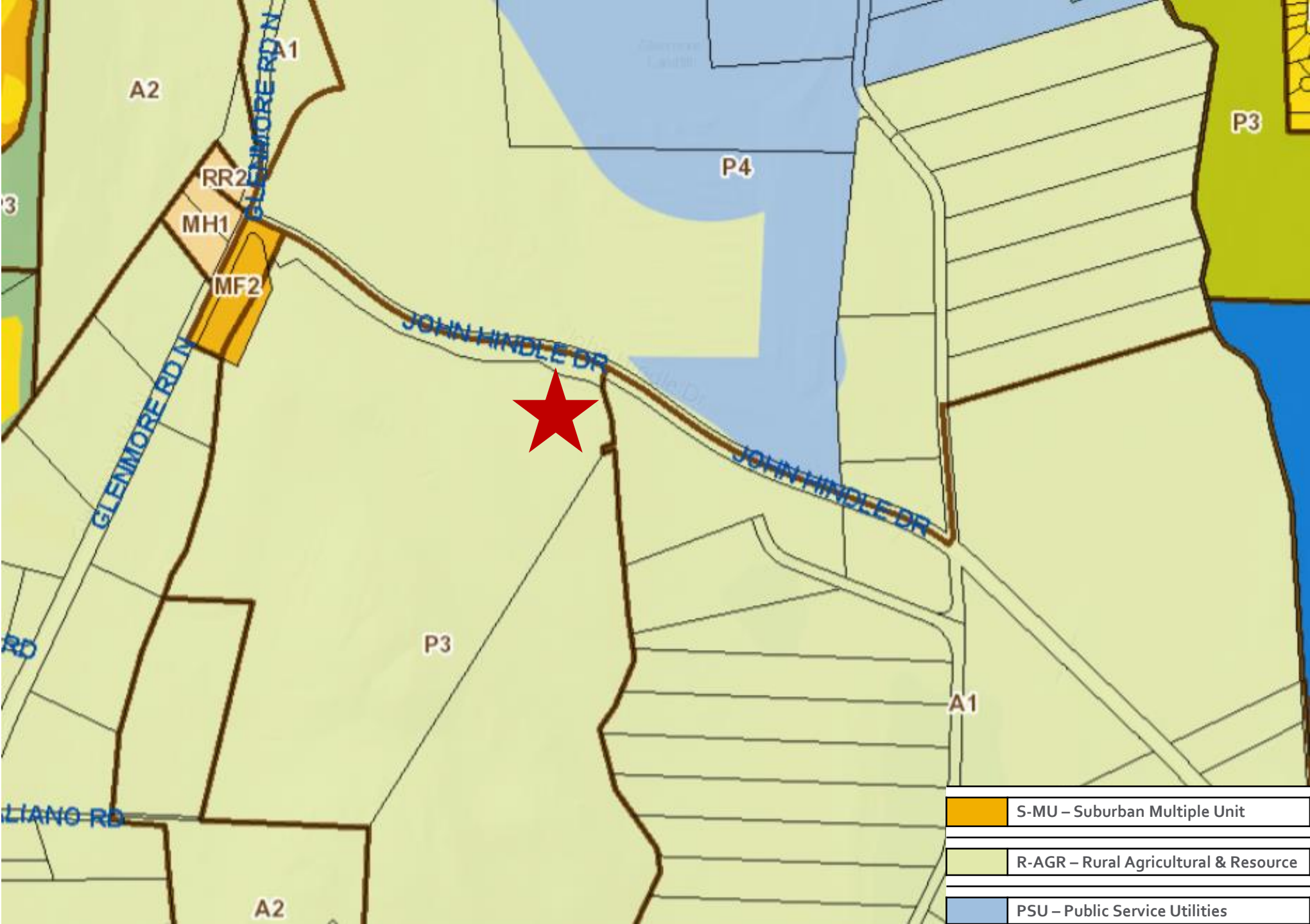


# Context Map





Context  
Map:  
OCP  
Future  
Land Use  
and  
Zoning







# Subject Property Map



# “P1” Major Institutional Zone

## Purpose:

- The purpose is to provide a zone primarily for major governmental and publicly or privately funded institutional uses.

## Summary of Uses:

- Childcare Centres
- Cultural and Recreation Services
- Detention and Correction Services
- **Emergency and Protective Services**
- Health Services
- Indoor Recreation Services
- Temporary Shelter Services
- Religious Assemblies

# “P1” Major Institutional Zone

Regulation	Maximum Permitted
Maximum Height (with bonus)	6 storeys (22m)
Maximum Site Coverage of Buildings	70%
Proposed Uses	Emergency and Protective Services



# OCP Objectives & Policies

- **Prioritize infrastructure investment targeting high growth areas**
  - Prioritize infrastructure investment using a multiple bottom line decision-making approach
- **Ensure fiscally responsible management of existing and proposed infrastructure**
  - Make planning and capital investment decisions with a long-term life-cycle asset management perspective for the design, maintenance and renewal of infrastructure and facilities, including natural assets
  - Coordinate between City divisions, other levels of government and utility service providers to ensure all infrastructure projects consider multiple objectives

# Staff Recommendation

- Staff recommend support for the proposal as it is consistent with OCP objectives and will facilitate:
  - Replacement of Glenmore Firehall Station#5
  - Construction of a new protective services campus
  - Improved public health and safety for residents
  - Integrated design and delivery process