



# OCP and Rezoning Applications

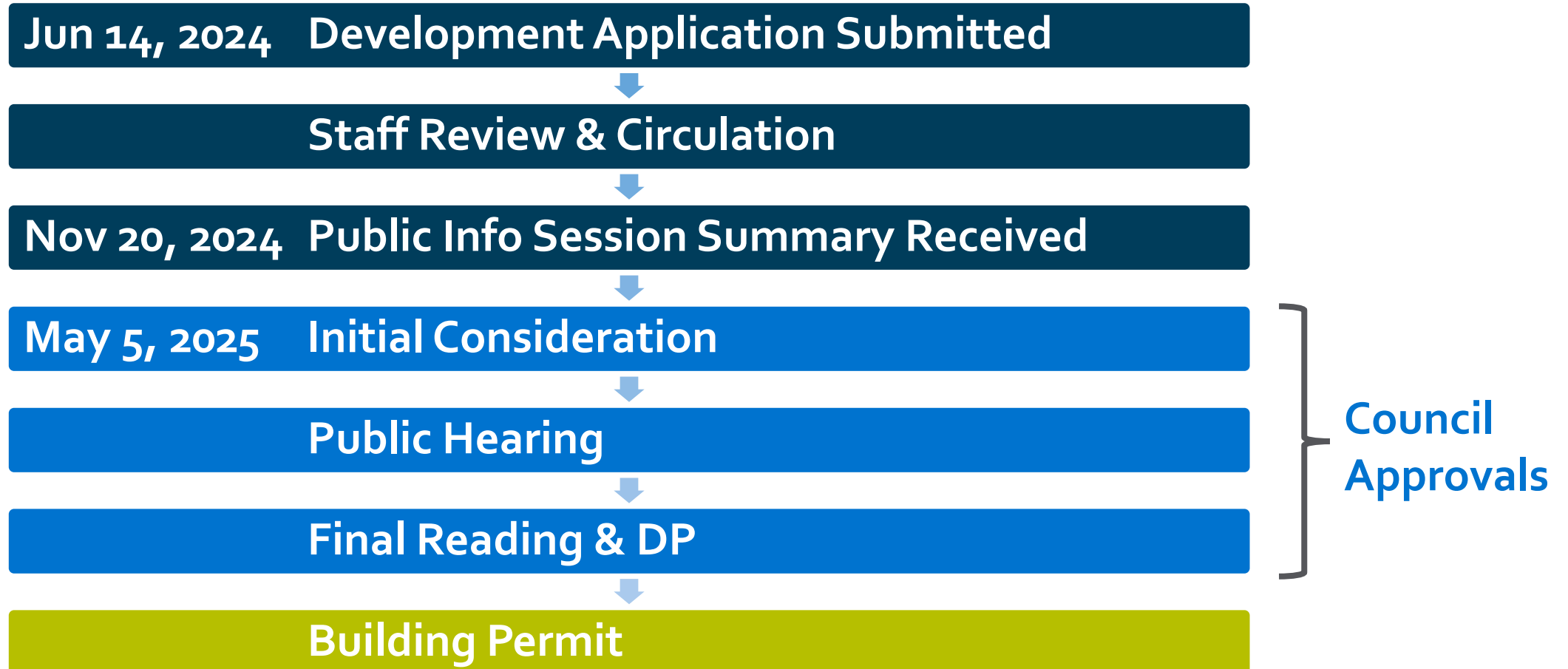
5020 Killdeer Rd

OCP24-0008 Z24-0031

# Purpose

To amend the Official Community Plan to change portions of the future land use designation of the subject property from the S-RES – Suburban – Residential designation to the S-MU – Suburban – Multiple Unit and NAT – Natural Areas designations and to rezone the subject property from the RR2 – Small Lot Rural Residential zone to the MF2 – Townhouse Housing zone and the P3 – Parks and Open Space zone to facilitate a townhouse development.

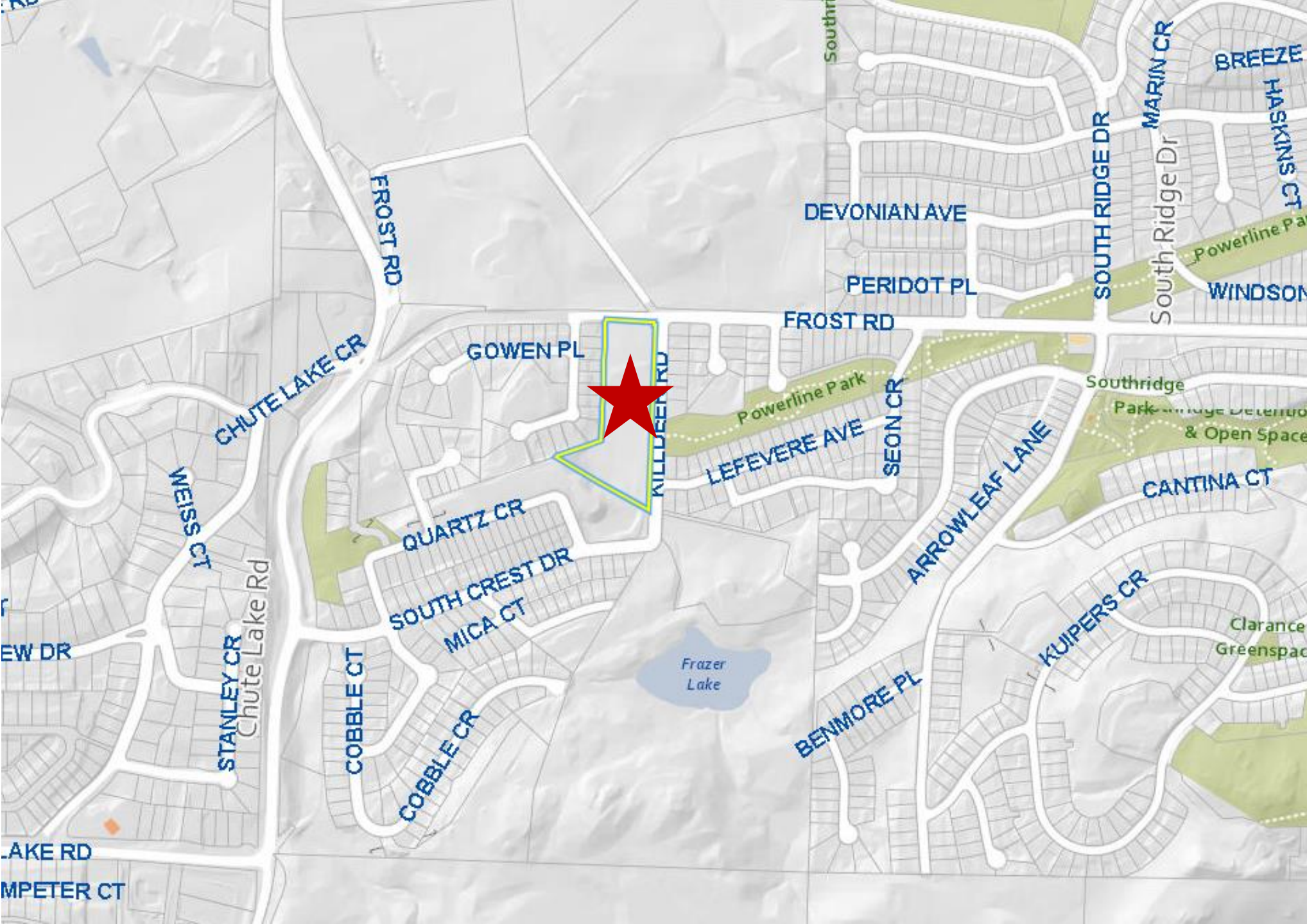
# Development Process





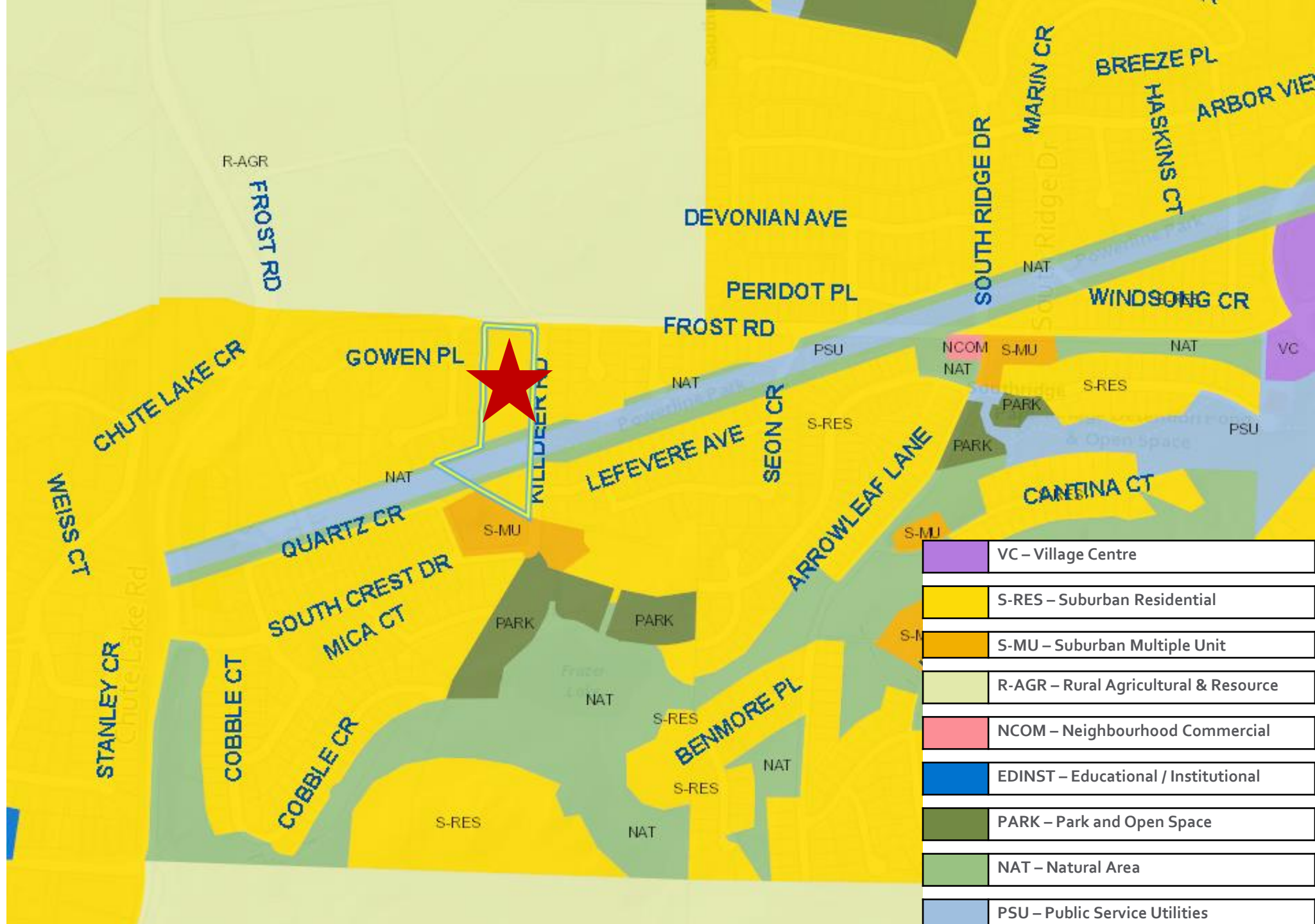


# Context Map

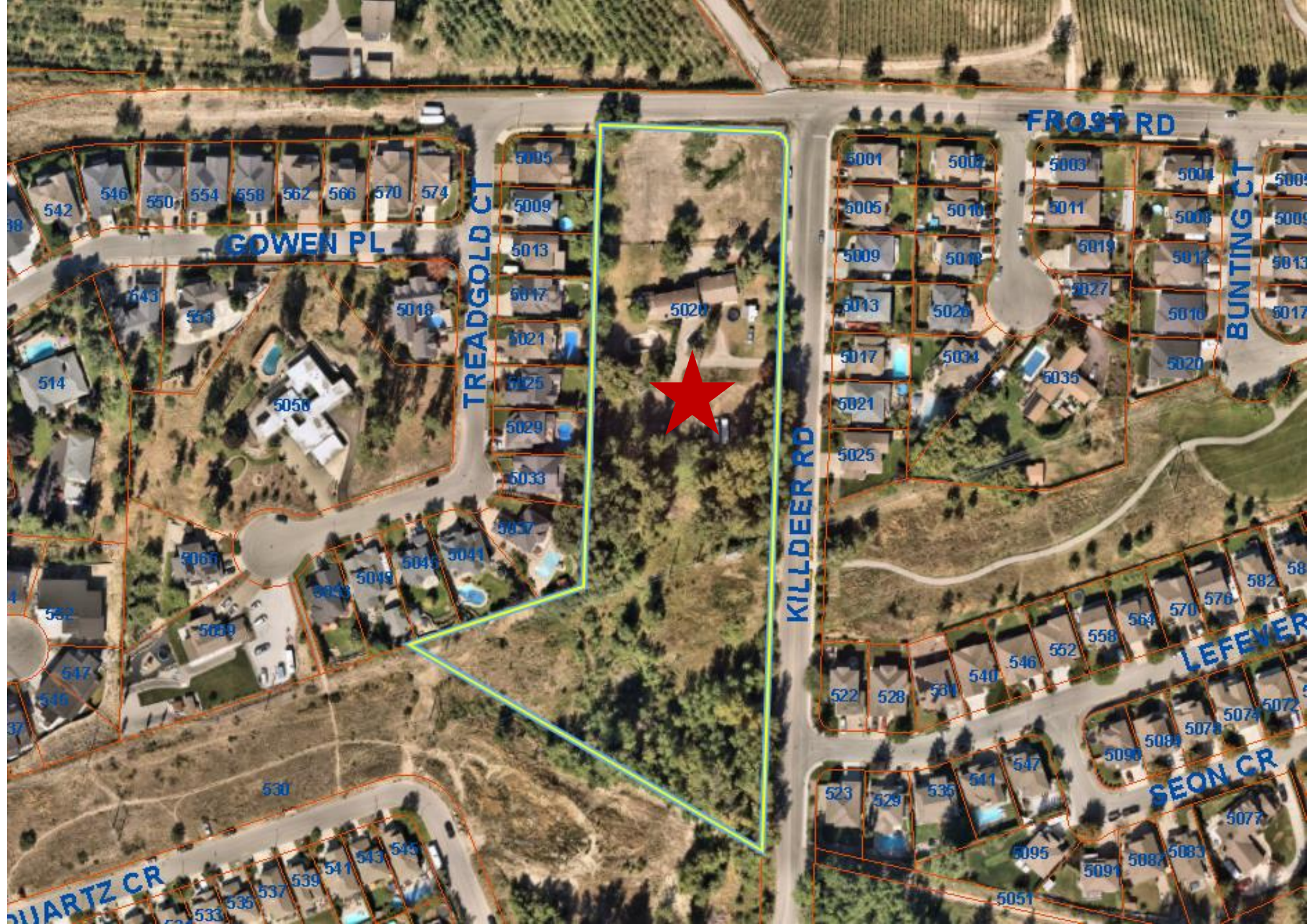




# Context Map: OCP Future Land Use







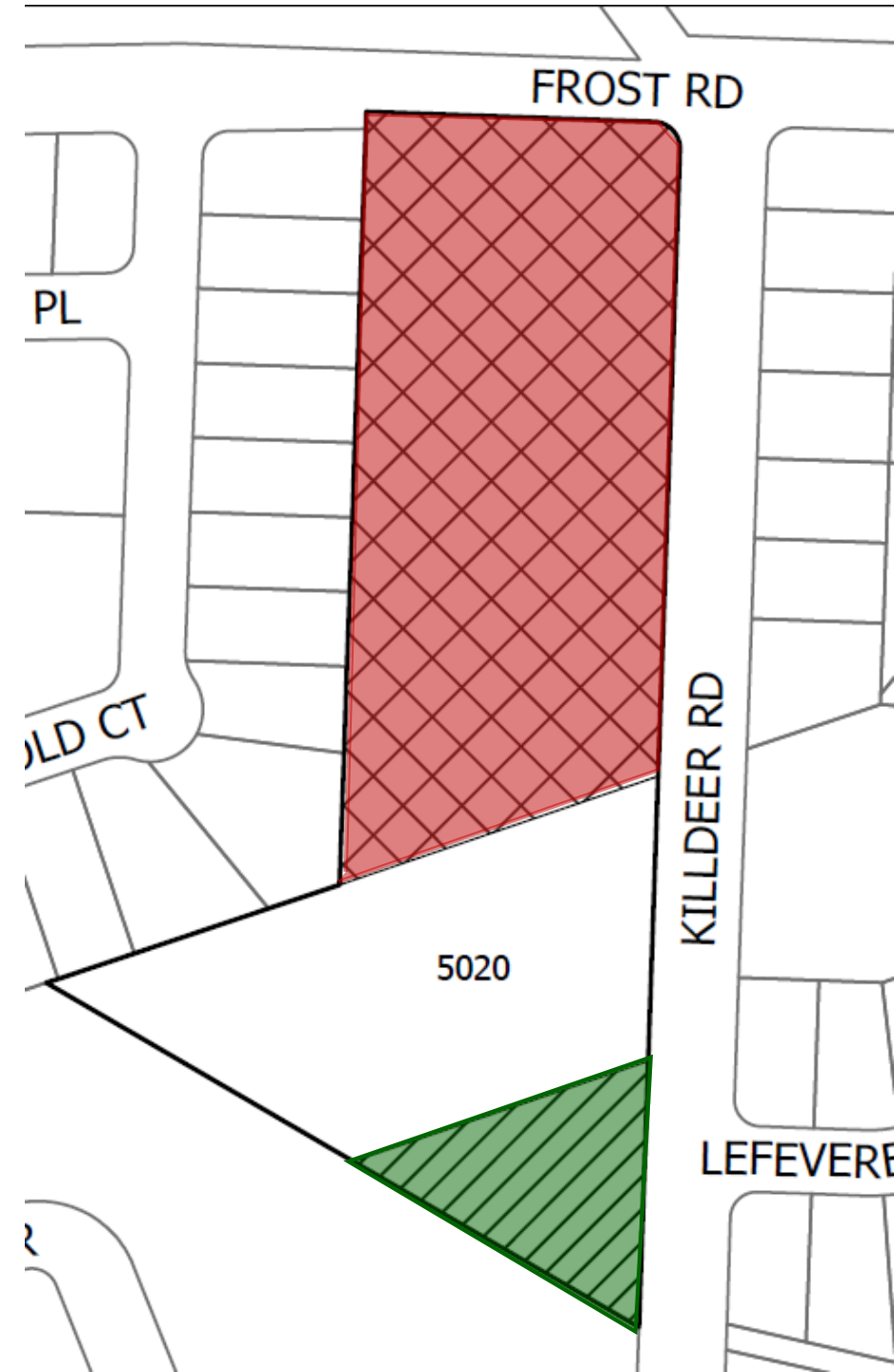




# Proposed OCP Amendment

**S-RES – Suburban Residential  
To  
S-MU – Suburban Multiple Unit**

**S-RES – Suburban Residential  
To  
NAT – Natural Areas**

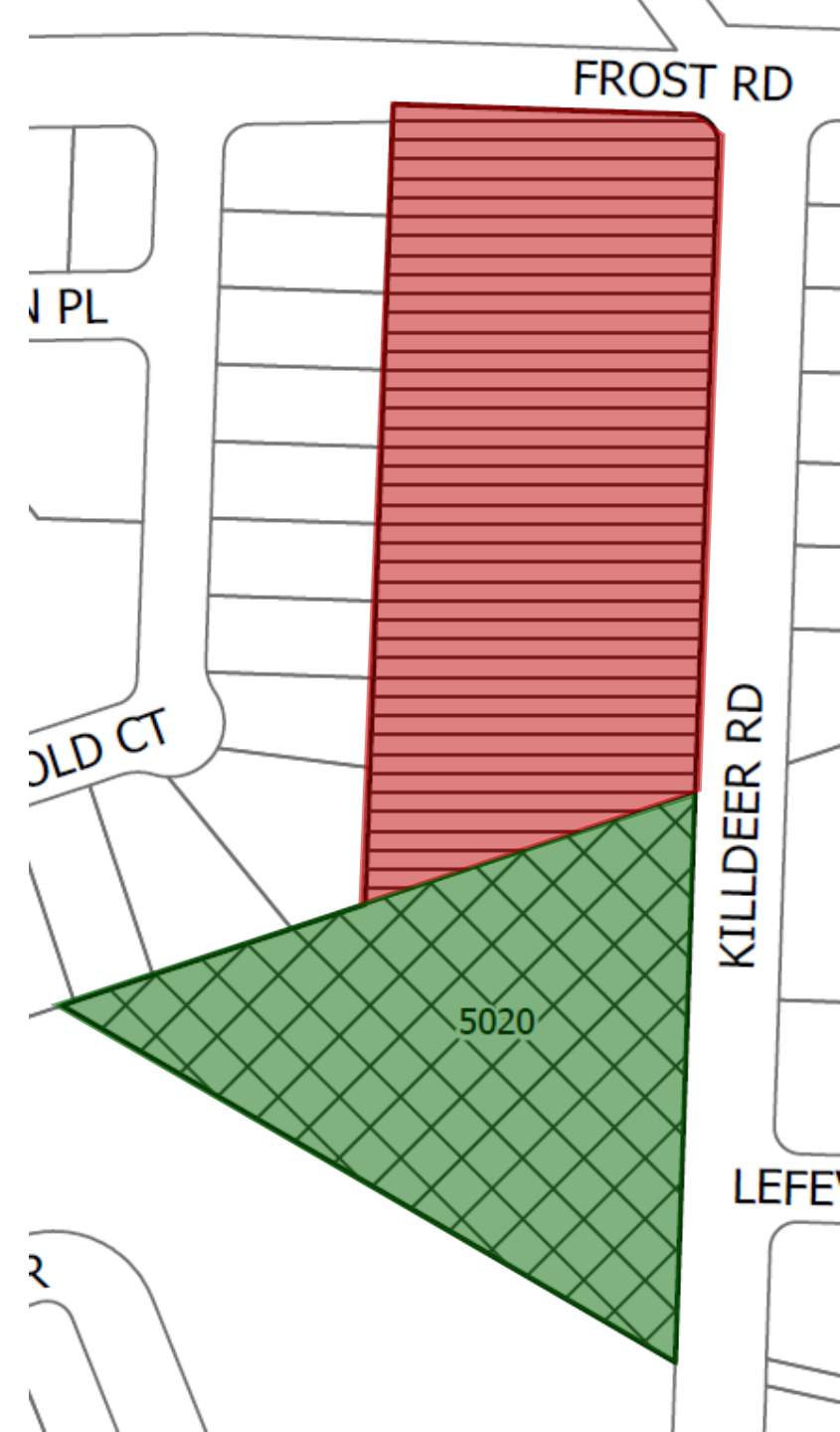




# Proposed Zoning Amendment

**RR2 – Small Lot Rural Residential  
To  
MF2 – Townhouse Housing**

**RR2 – Small Lot Rural Residential  
To  
P3 – Parks and Open Space**





# “MF2” Townhouse Housing Zone

## Purpose:

- To provide a zone for ground-oriented multiple housing (typically townhouses) up to 3 storeys on serviced urban lots.

## Summary of Uses:

- Townhouses
- Stacked Townhouses
- Duplex Housing
- Semi-Detached Housing
- Home Based Businesses

# “MF2” Townhouse Housing Zone

Regulation	Permitted
Maximum Height	11.0 m & 3 storeys
Potential Number of Units	39 + Bonus Density Options
Maximum Site Coverage of Buildings	55%



# OCP Objectives: Climate Resilience

10 min walk to retail / restaurants	Light green
5 min walk to park	Dark Green
10 min bike to public school	Dark Green
20 min bus to village centre / employment hub	Light green
Retaining trees and/or adding trees	Dark Green
<b>OCP Climate Resilience Consistency</b>	Dark Green / Light green

## LEGEND

**Dark Green**  
meets criteria

**Light green**  
will meet criteria soon

**Yellow**  
does not meet criteria

# OCP Objectives & Policies

- Suburban Neighbourhoods (Chapter 7)
- Property located within PGB
- Near Ponds Village Centre
- Considerations for environmental and hillside context
- Additional linear park connectivity (Chapter 10)



# Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with:
  - OCP Objectives in Chapter 7 Suburban Residential
    - Ground-Oriented Housing
    - Hillside Housing Forms
  - Dedication for future linear pedestrian corridor
  - Natural Environment Development Permit required
  - Form and Character Development Permit to follow for Council consideration