



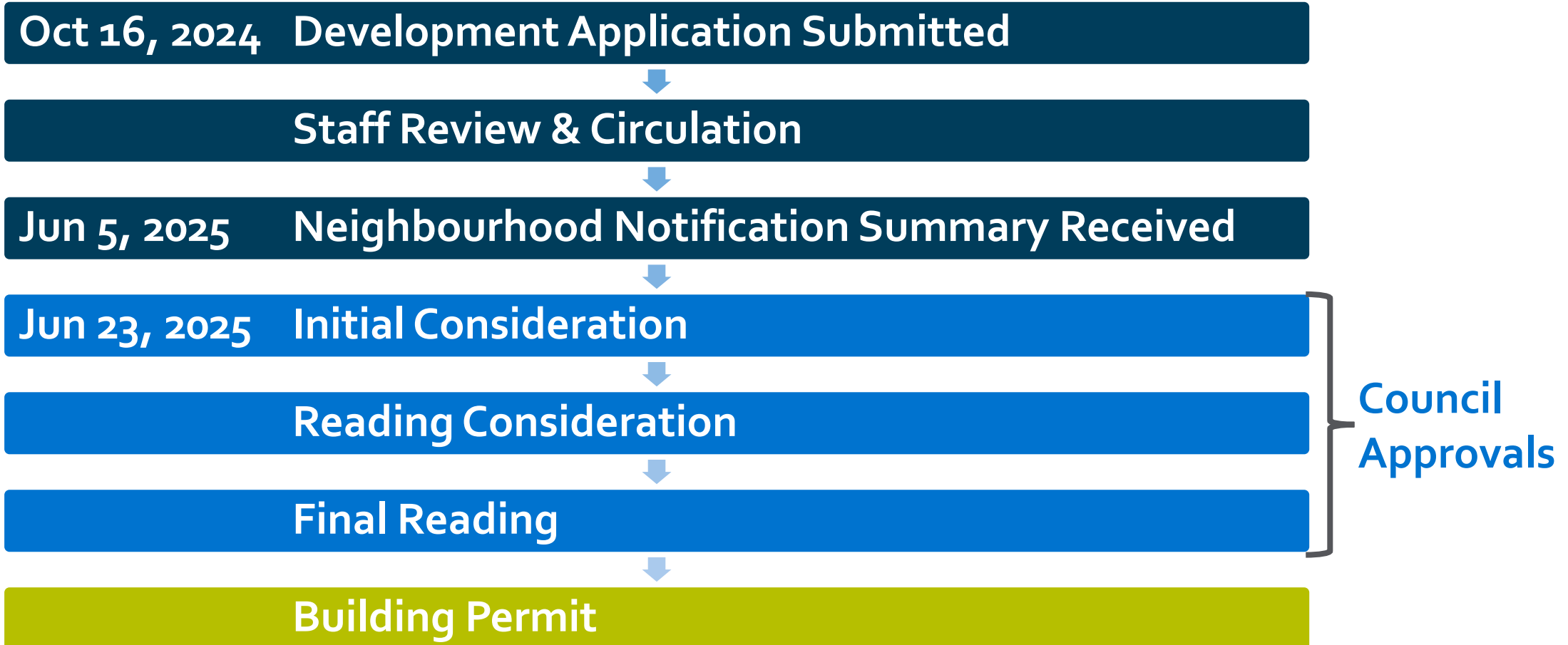
Rezoning Application

4578 Raymer Rd and
Z24-0053

Purpose

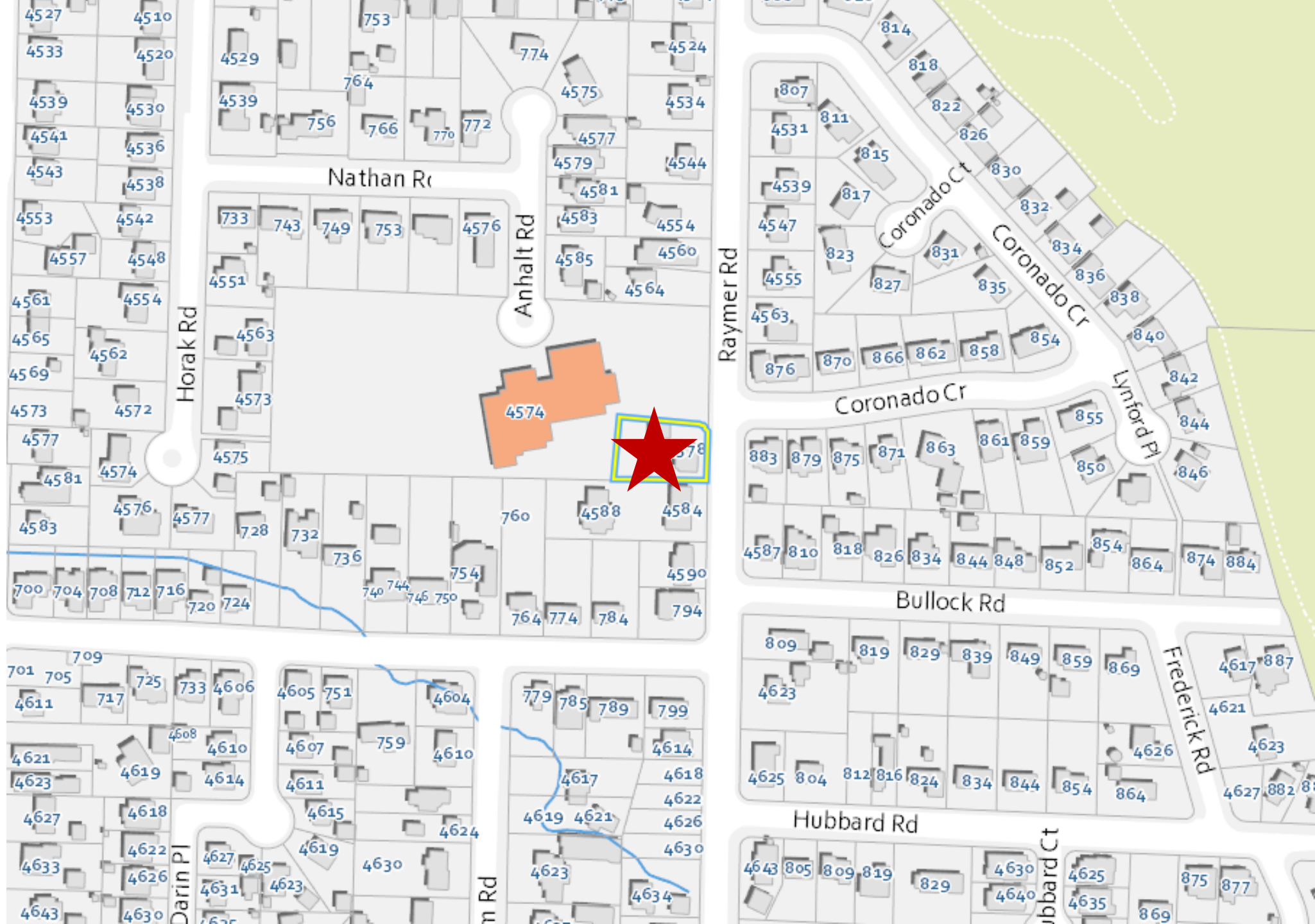
To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1cc – Large Lot Housing with Child Care Centre, Major zone to facilitate a Child Care Centre.

Development Process



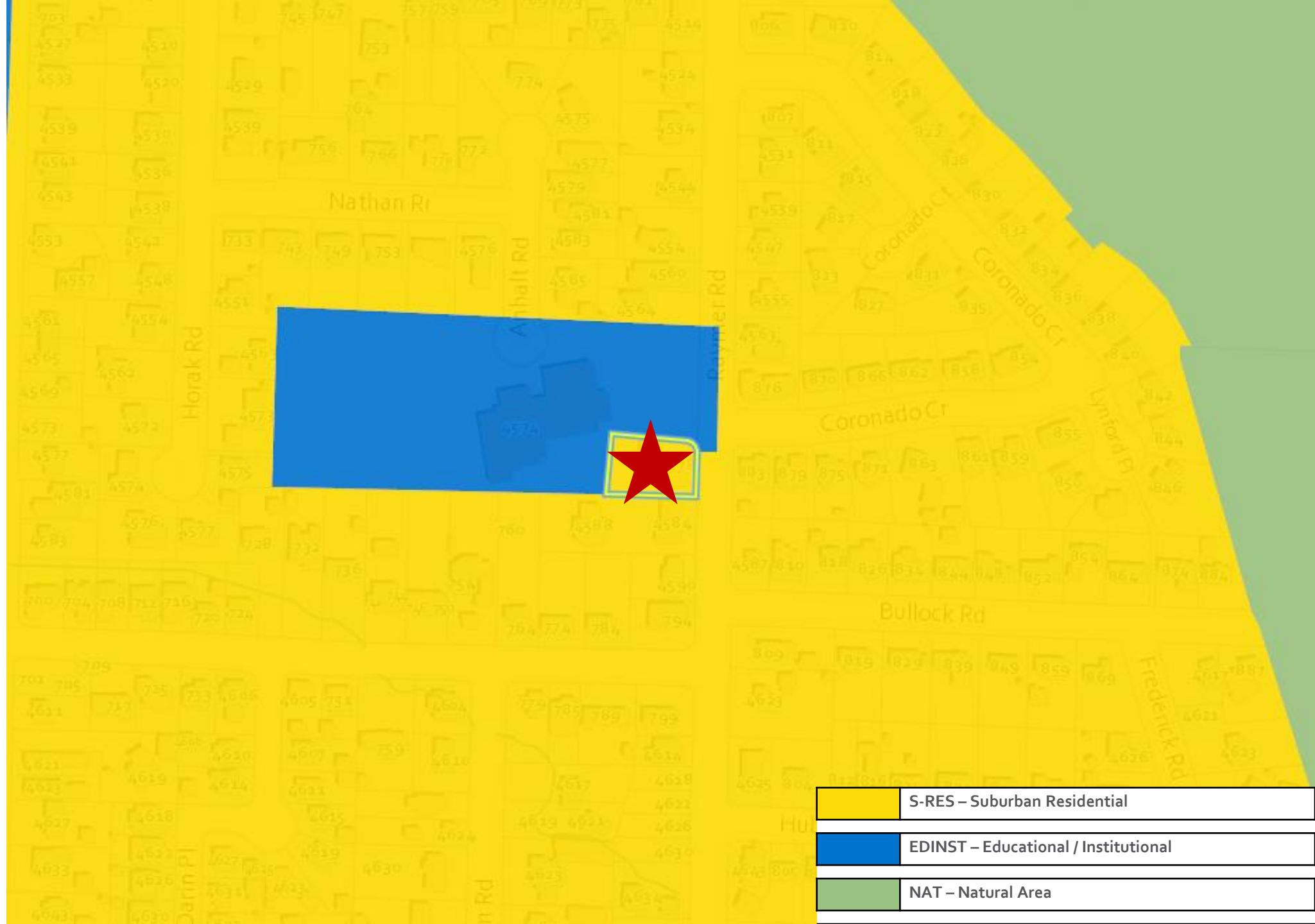


Context Map





Context Map: OCP Future Land Use

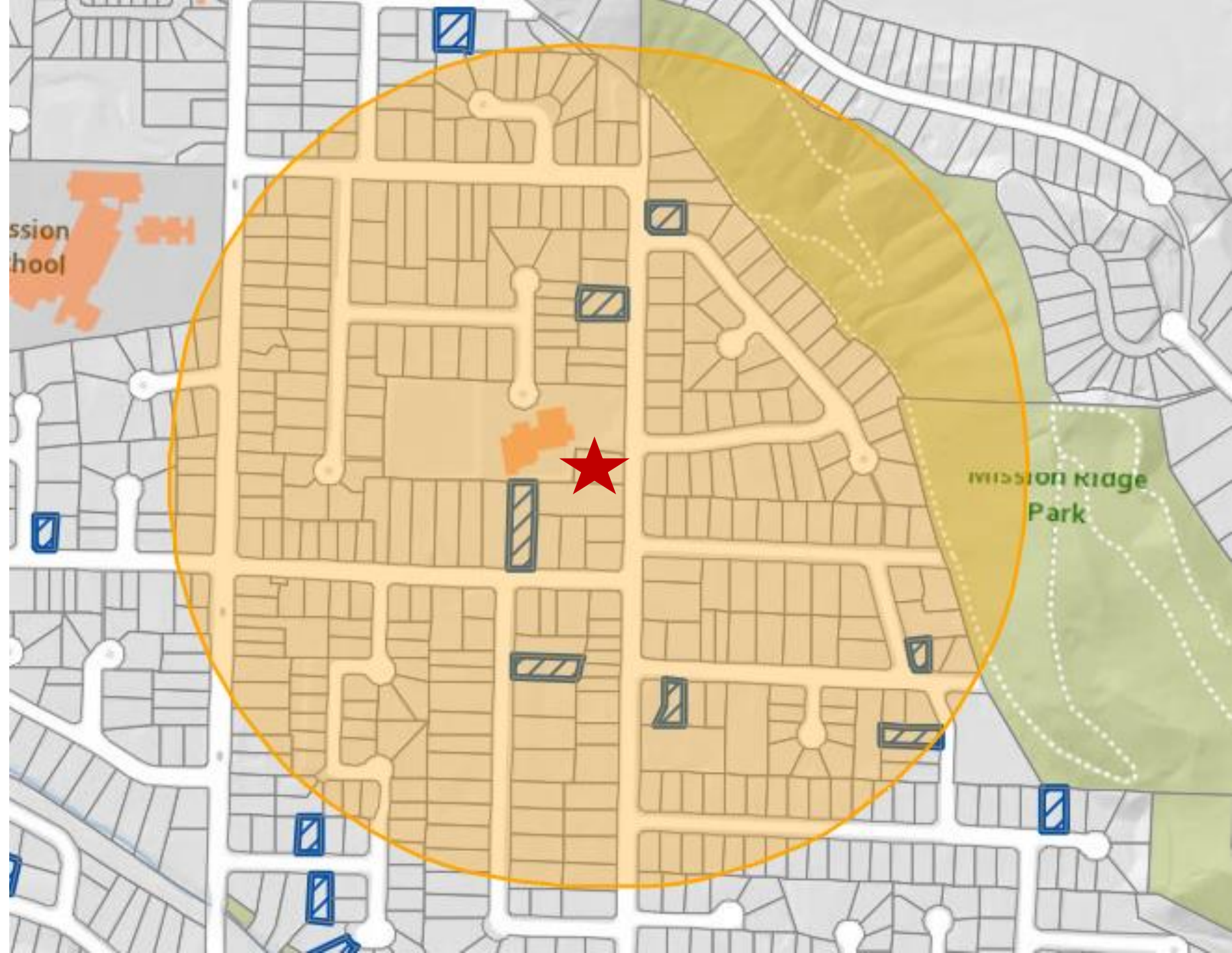


	S-RES – Suburban Residential
	EDINST – Educational / Institutional
	NAT – Natural Area



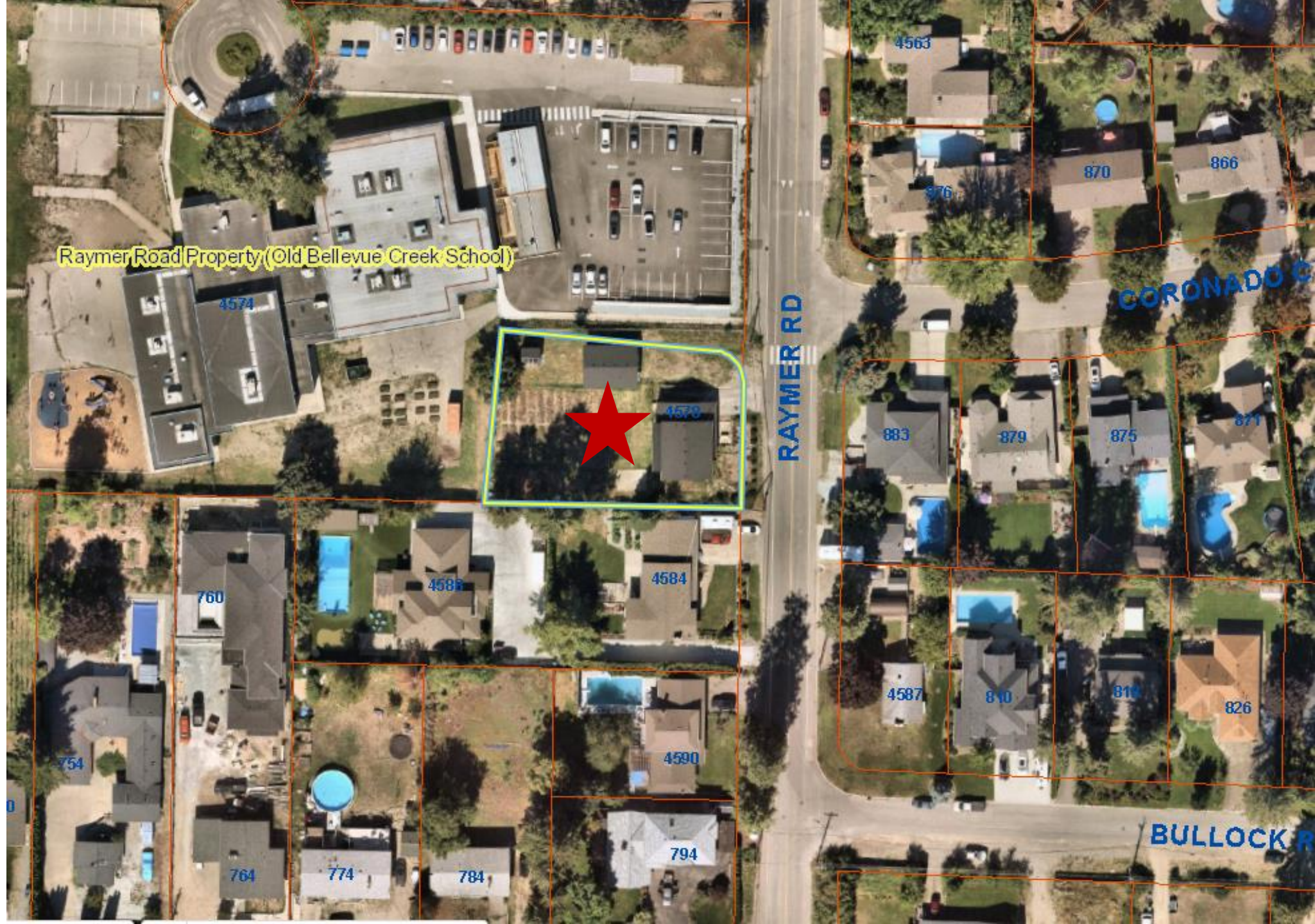
Model City

Estimated Population: 1070
Estimated Jobs: 128





Subject Property Map



“CC” Child Care Centre, Major

Purpose:

- To provide a sub-zone to allow for Child Care Centre, Major on a case-by-case basis where supported by OCP Policy.

Summary of Uses:

- Child Care Centre, Major
 - Licensed under Community Care and Assisted Living Act
 - Care, education, supervision
 - More than 8 children

OCP Objectives: Climate Resilience

10 min walk to retail / restaurants	Yellow
5 min walk to park (school playground)	Dark Green
10 min bike to public school	Dark Green
20 min bus to urban/village centre / employment hub	Light green
Retaining trees and/or adding trees	Dark Green
OCP Climate Resilience Consistency	Dark Green

LEGEND

Dark Green
meets criteria

Light green
will meet criteria soon

Yellow
does not meet criteria

OCP Objectives & Policies

- **S-RES: Suburban Residential**
- ***OCP Policy 7.1.8*** Support the development of small-scale Child Care Centre spaces including accessible, affordable and inclusive spaces that meet the needs of residents living in Suburban Neighbourhoods.

Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use S-RES
 - ▶ OCP Objectives in Chapter 7 Suburban Neighbourhoods
 - ▶ Child Care Centre Spaces