



Z19-0118

2405 Taylor Crescent

Rezoning Application

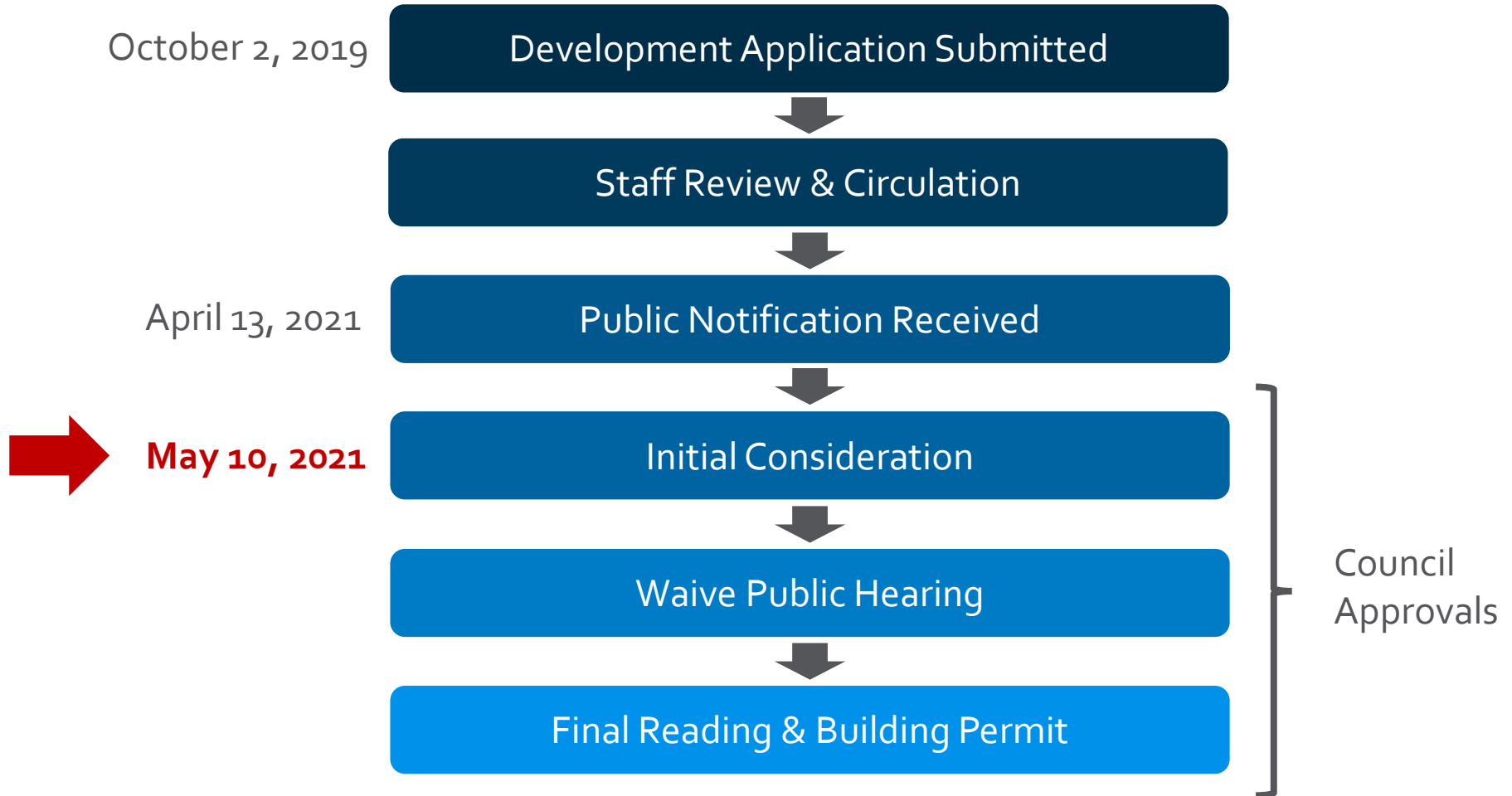


Proposal

- ▶ To consider an application to rezone the subject property from the RU1 – Large Lot Housing zone to RU1c – Large Lot Housing with Carriage House zone to facilitate the development of a new carriage house

RU1  **RU1c**

Development Process



Context Map and Zoning



Walk Score 49
Car-Dependent
Most errands require a car.

Transit Score 37
Some Transit
A few nearby public transportation options.

Bike Score 97
Biker's Paradise
Daily errands can be accomplished on a bike.

OCP Future Land Use



Subject Property Map and Project Details



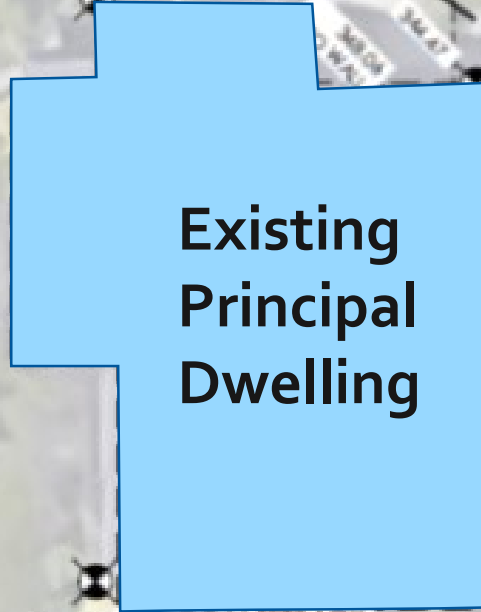
Site Plan

N

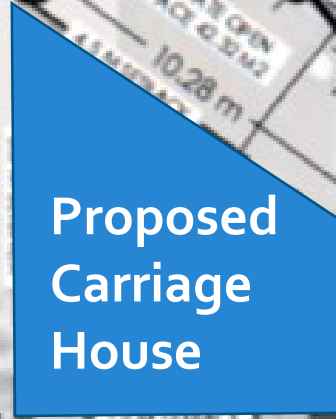


Birch Avenue

Taylor Crescent

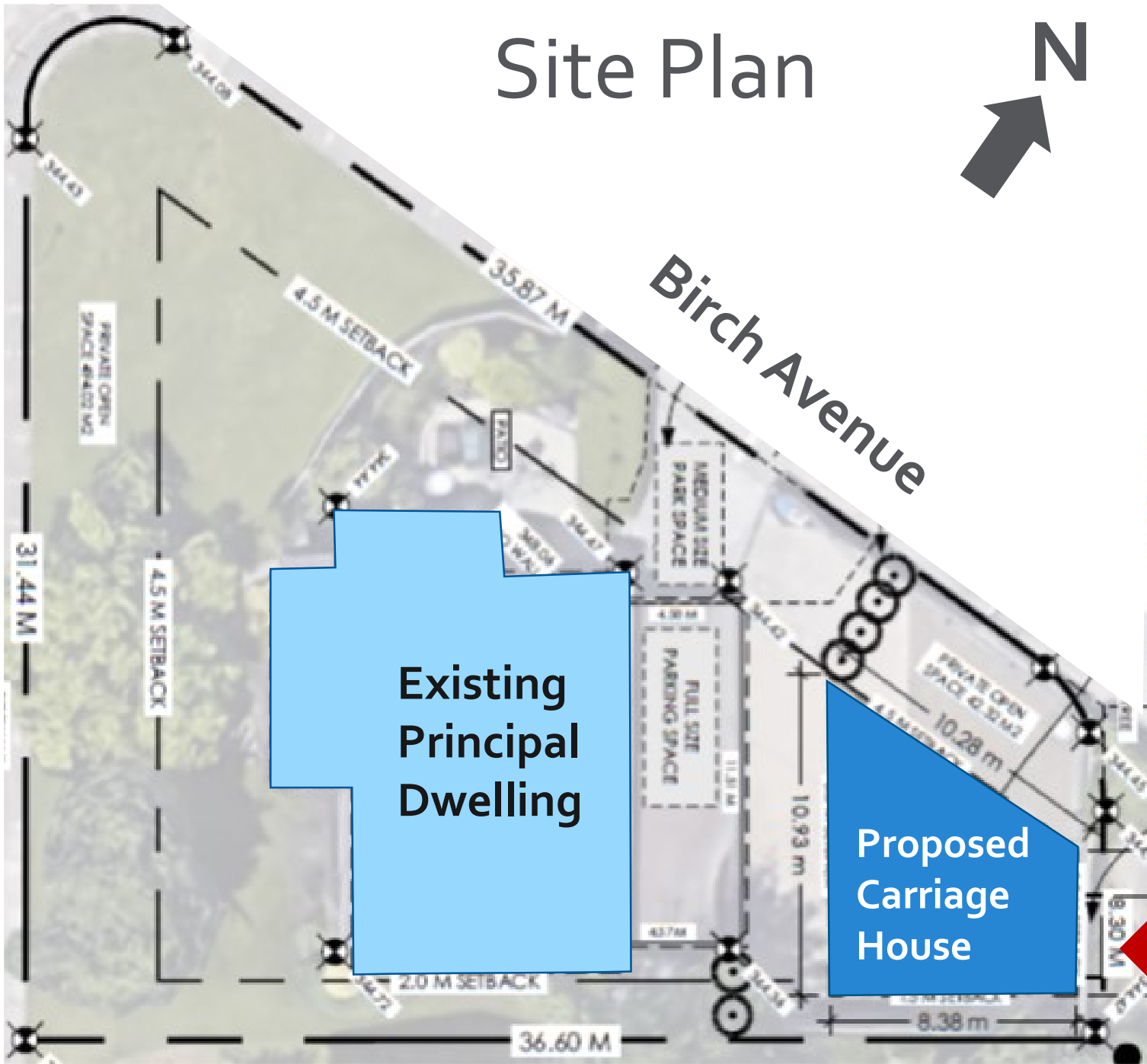


Existing
Principal
Dwelling



Proposed
Carriage
House

Lane



Development Policy

Meets the intent of the OCP:

- ▶ *Goals for a Sustainable Future* - Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres
- ▶ *Focus development to designated growth areas*
 - ▶ Compact Urban Form
- ▶ *Ensure context sensitive housing development*
 - ▶ Sensitive Infill
 - ▶ Carriage Houses & Accessory Apartments

Staff Recommendation

- ▶ Staff recommend support for the proposed rezoning of the subject property
- ▶ Meets the intent of the OCP
 - ▶ Compact Urban Form
 - ▶ Sensitive Infill
 - ▶ Carriage Houses & Accessory Apartments
- ▶ Recommend Public Hearing is waived, and the applicant apply for Building Permit



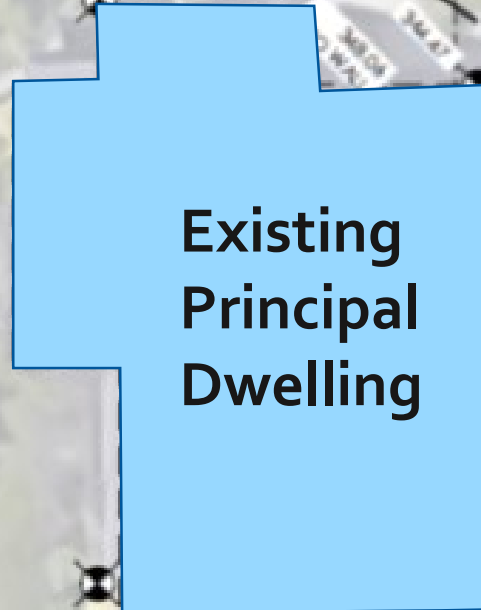
Conclusion of Staff Remarks

Site Plan

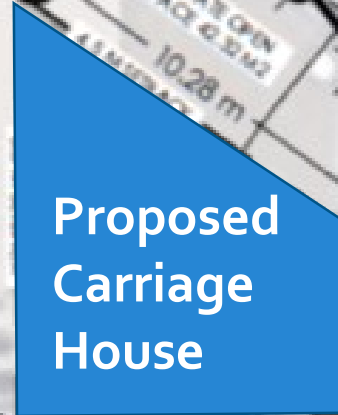


Taylor Crescent

Birch Avenue



Existing
Principal
Dwelling



Proposed
Carriage
House

Lane

