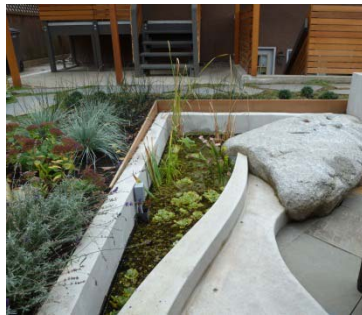




NORTH VANCOUVER  
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# Coach Houses in the DNV





# What is a Coach House?

- A detached secondary suite
- Smaller in size and usually compliment the main residence
- Design criteria used to guide development





# Purpose of Discussion Paper

- To respond to growing community interest.
- To research what other municipalities are doing
- To examine District policy & development conditions
- To provide criteria for suitable properties.
- To identify a controlled gradual start up process



# Current Zoning and OCP

- Secondary suites are permitted in the principal dwelling in existing RS zones
- Could use existing rezoning process to permit Coach Houses
- OCP contemplates Coach Houses in Residential Level 2: Detached Residential Land Use



# Coach House Benefits

- Supports neighbourhood character
- Makes use of existing infrastructure
- Adds to housing diversity
- Increases rental stock
- Supports ageing in place
- Encourages multi-generational living
- Provides additional income to owners
- Provides ground oriented rental housing for young or single parent families unable to buy



# Coach House Concerns

- Parking and Traffic
- Building height
- Loss of privacy
- Garage space conversion
- Tenure
- Processing fees and development costs
- Cost to build





# Coach Housing Elsewhere

## A Review of Coach House Policies and Procedures in Metro Vancouver

Jurisdiction & Zone	Approval	Min. Lot Area & Frontage	Max. Property FSR	Max. Coach House Floor Area	Storeys & Height	Lane Access	Parking Requirement Per Unit / Total Per Lot
<b>CNV Level A</b>	Staff (DP, BP)	3900 ft <sup>2</sup> and 33 ft	Lesser of 0.3 FSR + 1000 ft <sup>2</sup> or 0.5 FSR	Lesser of 0.15 FSR or 800 ft <sup>2</sup>	1 storey, 15 ft	Not required	1/2
<b>CNV Level B</b>	Council (DVP or RZ)	3900 ft <sup>2</sup> and 33 ft	Lesser of 0.3 FSR + 1000 ft <sup>2</sup> or 0.5 FSR	Lesser of 0.15 FSR or 1000 ft <sup>2</sup>	1.6 storey, 22 ft	Not required	1/2
<b>District of West Vancouver</b>	Staff (DP, BP)	TBD	0.5/0.35 (Depending on lot size)	1183 ft <sup>2</sup>	TBD	Not required	1/3

# Lessons Learned.....

- Lot shape, siting requirements/setbacks, and parking are often limiting factors
- Can work with or without lanes
- Building height is key factor in reducing neighbourhood impact
- Clear, comprehensive and enforceable development guidance is key to maintaining neighbourhood character





# Proposed Criteria for DNV

A controlled and gradual entry program based on :

- No density change
- Up to same size permitted for secondary suites
- Only on lots 50 ft. or wider with lanes OR  
on corner lots 50 ft. or wider OR  
on lots over 10,000 sq. ft. with or without a lane
- Allowing only a suite or coach house but not both
- Limiting height to 1.5 stories (50% of ground floor area on second level.)





## Proposed Criteria for DNV

- Requires additional off-street parking space (3 in total).
- Requires owner to live on property
- Coach house cannot be strata titled and sold separately.
- Requires minimum 20 foot separation between house and coach house and minimum 5 foot from lane or rear property line
- Meets other Zoning and Environmental requirements including storm water management
- Requires early and on-going consultation with adjacent neighbours



## Suggested Approach for a Coach Housing Program

- Council use the Development Variance Permit process to vary the location of the “secondary suite” on the lot and
- Staff draft a Coach House Development & Design Guide for the public review



laneway housing

current as of:  
**JUNE 2013**

# HOW-TO GUIDE

Updated versions of this guide and laneway housing regulations & guidelines are available online at: <http://vancouver.ca/home-property-development/building-your-laneway-house.aspx>

## Approach Advantages and Uptake

- Development criteria limits the pool of qualified lots able to support coach housing
- Owners can self-determine if they qualify
- DVP process is timely and less expensive
- DVP process keeps control with Council
- DVP process limits Council involvement
- Program will be reviewed in 2-3 years

Under the suggested approach:

Staff would expect between 5 and 25 applications per year.



# Recommendation

Staff recommend:

- The Coach House Discussion Paper be received for information; and
- Staff be directed to consult on the suggested (DVP) approach to Coach Housing with a report back to Council on the consultation and implementation steps.





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