

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>December 2, 2019</u>
<input type="checkbox"/> Other:	Date: _____

	 GM/ Director	 CAO
Dept. Manager		

The District of North Vancouver REPORT TO COUNCIL

November 20, 2019
File: 13.6480.30/003.000.000

AUTHOR: James Gordon, Municipal Clerk

SUBJECT: **Bylaw 8360: Updated Coach House Program (Rezoning)**

RECOMMENDATION:

THAT "District of North Vancouver Rezoning Bylaw 1382 (Bylaw 8360)" is given SECOND and THIRD Readings.

BACKGROUND:

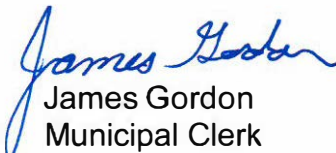
Bylaw 8360 received First Reading on October 28, 2019. A Public Hearing was held and closed on November 19, 2019.

The bylaw is ready to be considered for Second and Third Readings by Council.

OPTIONS:

1. Give the bylaw Second and Third Readings;
2. Give no further Readings to the bylaw and abandon the bylaw at First Reading; or,
3. Debate possible amendments to the bylaw at Second Reading and return Bylaw 8360 to a new Public Hearing if required.

Respectfully submitted,


James Gordon
Municipal Clerk

Attachments:

- Bylaw 8360
- Public Hearing Report – November 19, 2019
- Staff report dated October 11, 2019

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Real Estate	_____		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	_____		
<input type="checkbox"/> Review and Compliance	_____	<input type="checkbox"/> Planning	_____		

The Corporation of the District of North Vancouver**Bylaw 8360**

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1382 (Bylaw 8360)".

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
 - a) In Part 2 Interpretation,
 - i. Adding the following definitions in alphabetical order among the existing definitions:

"coach house" means an accessory dwelling unit that is detached from a single-family residential building on a lot in a zone that permits a single-family residential building;
 - ii. Within the definition for "secondary suite" replacing "accessory dwelling unit" with "accessory dwelling unit that is attached to a single-family residential building".
 - iii. Within the definition for "veranda" replacing "single family residential building" with "single family residential building or coach house".
 - b) In Part 4 General Regulations, Section 410(1)(e) replacing the two occurrences of "accessory buildings containing secondary suites" with "coach houses".
 - c) In Part 5 Residential Zone Regulations:
 - i. Re-numbering Section 501.1(b)(ii) "home occupations" to Section 501.1(b)(i).
 - ii. Section 501.1(b)(iii), after subsection b) adding "c) a secondary suite is not permitted if there is a coach house on a single-family residential lot;," and renumbering the subsequent subsections.
 - iii. Section 501.1(b)(iv), after the semicolon removing "and,"



iv. Section 501.1(b)(v), removing the period and replacing it with “; and,”

v. Section 501.1(b) after subsection (v), adding the following:

(vi) coach houses subject to the following conditions:

- a) coach houses are not permitted outside the Urban Containment Boundary as per the District of North Vancouver’s Official Community Plan, as may be amended from time to time;
- b) coach houses are not permitted in any zone other than single-family residential zones;
- c) coach houses are subject to the size, shape and siting regulations in Section 502.5;
- d) only one coach house is permitted on a single-family residential lot;
- e) a coach house is not permitted if there is a secondary suite on a single-family residential lot;
- f) the owner of a single-family residential lot must be a resident of either the coach house or the principal residential dwelling unit; and
- g) a single-family residential building containing more than one boarder or lodger may not have a coach house on that lot.

d) In Part 5 Residential Zone Regulations, adding the following after 502.4:

502.5 Coach house regulations: regulations in Table 502.5 apply to any lot upon which a coach house is located. The combination regulations in relation to multiple accessory buildings do not apply to coach houses. In the event of a conflict between any regulation in Table 502.5 and any other regulation in this Bylaw, the regulation in Table 502.5 shall apply:

Element	Regulation
Coach House Lot width	15m (49.2 ft.) minimum
Coach House Lot depth for corner lots without open lane access	36.5m (120 ft.) minimum
Coach House Lot Vehicle Access	
a) where abutting an open lane	Vehicle access must be from a street classified as a lane where the lane is open to vehicle travel.
b) on a corner lot without open lane access	Vehicle access must be from a street classified as a local street.

Coach House Siting	Must be sited to the rear of a principal dwelling.
Coach House Setbacks	
<ul style="list-style-type: none"> a) rear <ul style="list-style-type: none"> - when parcel abuts an open lane - when parcel does not abut an open lane b) side c) flanking street d) separation between principal building and coach house, including attached structures more than 0.91m (3 ft.) above grade e) Ocean Natural Boundary Line 	<ul style="list-style-type: none"> 1.2m (4 ft.) minimum 3.1m (10 ft.) minimum 1.2m (4 ft.) minimum 3.1m (10 ft.) minimum 6.1m (20 ft.) minimum 7.62m (25 ft.) minimum
Required Rear Yard Coverage	No maximum
Coach House Floor Space Ratio Exemptions	The following exemptions apply (exemptions for principal dwellings do not apply to coach houses):
<ul style="list-style-type: none"> a) Energy efficient construction <ul style="list-style-type: none"> - Step 4 of the Energy Step Code - Step 5 of the Energy Step Code b) Veranda c) Miscellaneous 	<ul style="list-style-type: none"> 2.8m² (30 sq.ft.) maximum 8.4m² (90 sq.ft.) maximum 4.6m² (50 sq.ft.) maximum Floor area under sloped ceilings, not exceeding a floor to ceiling height of 1.2m (4 ft.).
Coach House Size	90m ² (968 sq.ft.) maximum excluding exemptions
Coach House Height	Measured from top of slab

<p>a) Roof slope of less than 3 in 12</p> <p>b) Roof slope of 3 in 12 or greater</p> <p>c) Energy Step Code</p> <ul style="list-style-type: none"> - Step 4 of the Energy Step Code - Step 5 of the Energy Step Code 	<p>3.7m (12 ft.) maximum</p> <p>4.5m (15 ft.) maximum</p> <p>Additional 0.15m (0.5 ft.) in height</p> <p>Additional 0.3m (1 ft.) in height</p> <p>Energy Step Code height bonus is not cumulative.</p>
<p>Coach House Living Room Size</p>	<p>Except in the case of a coach house that is a studio, a coach house must have at least one living room, that is not a bedroom, that is at least 16.7m² (180 sq.ft.), with either the room length or width at least 2.1m (7 ft.). This living room may contain a combined kitchen, living, and dining area.</p>
<p>Coach House Bedroom Size</p>	<p>If the coach house has at least one bedroom (not a studio unit), at least one bedroom must have a minimum area of 8.4m² (90 sq.ft.), with either the room length or width at least 2.1m (7 ft.).</p>
<p>Pedestrian Access</p>	<p>A minimum 0.9m (3 ft.) wide pedestrian walkway must be provided to the coach house entrance from either:</p> <ul style="list-style-type: none"> a) the side lot line on a flanking street of a corner lot, or b) the front lot line of a lot that is not a corner lot.
<p>Coach House Private Outdoor Patio, Deck or Veranda Space</p>	<p>At least one patio, deck or veranda must have a minimum area of 4.5m² (48 sq.ft.) with one dimension at least 1.8m (6 ft.).</p>
<p>Coach House Basement</p>	<p>Not permitted</p>
<p>Coach House Rooftop Deck</p>	<p>Not permitted</p>

Parking	
a) Enclosed stall	Not more than 1 parking stall may be fully-enclosed within a coach house structure.
b) Location on corner lot	Where there is an adjacent flanking street, parking stalls must be located adjacent to the interior side lot line.

Table 502.5

e) In Part 10 Off-Street Parking Space and Loading Space Regulations, Section 1001 Required Off-Street Parking Spaces,

i. Removing the following row:

2. Single family residential building with suite	3 per building (Bylaw 6922)
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and replacing with the following row:

2. Single family residential lot with a secondary suite or a coach house	1 space in addition to the Base Rate.
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f) Part 12 Enforcement, Section 1207 Ticketing,

i. Removing the following after "More than One Secondary Suite":

Secondary Suite Exceed Floor Area	501.1(a)(iii)(c)	\$200.00
Secondary Suite Not Owner Occupied	501.1(a)(iii)(c)	\$200.00
Un-permitted Secondary Suite	501.1(a)(iii)(d)	\$200.00
Un-permitted Boarder/Lodger	501.1(a)(iii)(d)	\$200.00

and replacing with the following:

Un-permitted Secondary Suite with Coach House	501.1(b)(iii)c)	\$200.00
Secondary Suite Not Owner Occupied	501.1(a)(iii)(d)	\$200.00
Un-permitted Boarder/Lodger	501.1(a)(iii)(e)	\$200.00
Un-permitted Secondary Suite	502.3	\$200.00
Secondary Suite Exceed Floor Area	502.4	\$200.00

ii. Adding the following after "Secondary Suite Exceed Floor Area":

Coach House outside Urban Containment Boundary	501.1(b)(vi)a	\$200.00
Coach House in Un-permitted Zone	501.1(b)(vi)b	\$200.00
More than one Coach House	501.1(b)(vi)d	\$200.00
Un-permitted Coach House with Secondary Suite	501.1(b)(vi)e	\$200.00
Owner Not Residing in Coach House or Principal Residential Dwelling Unit	501.1(b)(vi)f	\$200.00
Un-permitted Boarder/Lodger	501.1(b)(vi)g	\$200.00
Un-permitted Coach House	502.5	\$200.00

READ a first time October 28th, 2019

PUBLIC HEARING held November 19th, 2019

READ a second time

READ a third time

Certified a true copy of "Bylaw 8360" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

**DISTRICT OF NORTH VANCOUVER
PUBLIC HEARING**

**Updated Coach House Program
Zoning Bylaw Amendment**

REPORT of the Public Hearing and Public Meeting held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, November 19, 2019 commencing at 7:04 p.m.

Present: Mayor M. Little
Councillor J. Back
Councillor M. Bond (7:07 pm)
Councillor M. Curren
Councillor B. Forbes (7:05 pm)
Councillor J. Hanson

Absent: Councillor L. Muri

Staff: Ms. T. Atva, Manager – Community Planning
Mr. J. Gordon, Manager – Administrative Services
Ms. L. Simkin, Administration & Information and Privacy Coordinator
Ms. S. Dale, Confidential Council Clerk
Mr. N. Foth, Planner

1. OPENING BY THE MAYOR

Mayor Little welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaw as outlined in the Notice of Public Hearing.

Mayor Little stated that:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Council will use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Each speaker will have five minutes to address Council for a first time and should begin remarks to Council by stating their name;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;
- If a written submission has been submitted there is no need to read it as it will have already been seen by Council. It can be summarized, ensuring that the comments are pertaining to these bylaw under consideration at this hearing;
- All members of the audience are asked to be respectful of one another as diverse opinions are expressed. Council wishes to hear everyone's views in an open and impartial forum;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will continue on a second night;
- Any additional presentations will only be allowed at the discretion of the Chair;

- Council is here to listen to the public, not to debate the merits of the bylaw;
- At the conclusion of the public input Council may request further information from staff, which may or may not require an extension of the hearing, or Council may close the hearing, after which Council should not receive further new information from the public;
- The binder containing documents and submissions related to the bylaw is available on the side table to be viewed; and,
- The Public Hearing is being streamed live over the internet and recorded in accordance with the *Freedom of Information and Protection of Privacy Act*.

Councillor FORBES arrived at this point in the proceedings.

2. INTRODUCTION OF BYLAW BY CLERK

Mr. James Gordon, Manager – Administrative Services, introduced the proposed bylaw, stating that Bylaw 8360 proposes to amend the District's Zoning Bylaw to enable a simplified, building permit-only approval process for one-storey coach houses on lots at least 15 metres (49.2 feet) wide, and that either have open lane access or are corner lots on local streets.

Councillor BOND arrived at this point in the proceedings.

3. PRESENTATION BY STAFF

Ms. Nicole Foth, Planner, provided an overview of the proposal elaborating on the introduction by the Manager – Administrative Services. Ms. Foth advised that:

- The District's Official Community Plan (OCP) identifies the opportunity for a greater diversity of housing choices in existing residential neighbourhoods through sensitive residential infill, such as coach houses;
- Council recently adopted their Council Directions 2019-2022 which identifies housing diversity including more rental housing as a key issue;
- Coach houses provide detached rental housing within neighbourhoods and may suit seniors looking to downsize while staying in their neighbourhood, inter-generational and extended families or young couples looking for a small detached rental home;
- In the fall of 2018 staff held public engagement events and an online survey about considering simplifying the process to build coach houses and in general the input showed support for simplifying the coach house process;
- The coach house program has been in place since 2014 with a case-by-case consideration by Council through the Development Variance Permit process;
- The proposed program includes a simplified, building permit-only process for one-storey coach houses on open lanes or corner lots;
- The updated Coach House Program proposes the following key elements:
 1. A simplified, building permit-only approval process for one-storey coach houses on lots at least 15m (49.2 ft.) wide, and that meet one of the following criteria:
 - Open lane access; or,
 - Corner lots on local streets; and,
 2. The continued use of the Development Variance Permit (DVP) process so that Council may consider on a case-by-case basis two-storey coach houses, and coach houses on:
 - Lots greater than 929 m² (10,000 sq. ft.) with no lane access;

- Double-fronting lots at least 15 m wide; or,
- Corner lots on collector or arterial streets;
- Bylaw 8360 would amend the District's Zoning Bylaw to enable a simplified, building permit-only approval process. This process is proposed for one-storey coach houses on lots at least 15 metres (49.2 feet) wide, and that either have open lane access or are corner lots on local streets;
- Bylaw 8360 proposes that coach houses would be:
 - In single-family residential zones;
 - One coach house per property;
 - No secondary suites;
 - Sited at the rear;
 - Maximum size of 90m² (968 sq. ft.);
 - Energy efficiency incentives [for floor space and height]; and,
 - An additional parking space; and,
- The intent of Bylaw 8360 is to introduce regulations to enable a simplified building permit-only process for coach houses meeting the lot criteria.

4. REPRESENTATIONS FROM THE PUBLIC

4.1. Mr. Mohammad Alimadad, 4300 Block Mountain Highway:

- Expressed support for the simplification of the coach house development process;
- Noted that the current bylaw does not consider the properties that are less than 10,000 sq. ft. without open lane access;
- Proposed that the lots with a minimum width of 15m (49.2 ft.) without open lane access be considered for coach house development as long as vehicle and pedestrian access to the coach house at the rear of the principal dwelling can be provided through the property; and,
- Commented that the proposal will increase the number of eligible properties for coach house development in the District well providing unrestricted and suitable access to the coach house.

4.2. Ms. Zo Anne Morten, 1800 Block Beaulynne Place:

- Expressed concern with the size of coach houses; and,
- Expressed concern with the loss of greenspace.

4.3. District Resident:

- Spoke in support of the proposed bylaw;
- Expressed concern with the amount of eligible properties; and,
- Recommended including lots that are not accessible to laneways.

4.4. Mr. Alex Nasooti, 3800 Block St. Mary's Avenue:

- Spoke in support of the proposed bylaw; and,
- Questioned if the proposed Zoning Bylaw amendments are intended for all District-zoned properties.

4.5. Mr. Glen Dickson, District Resident:

- Spoke to the restriction of the size of lots and questioned if there are proposed changes.

4.6. Mr. Eric Hung, Premier Street:

- Spoke in support of the proposed bylaw;
- Commented that coach houses allow for multi-generational families to stay and live together on the North Shore; and,
- Suggested that both a secondary suite and a coach house on lots zoned for single family development be allowed on the same property.

4.7. Mr. Corrie Kost, 2800 Block Colwood Drive:

- Commented that fire access to both units should be required;
- Spoke in support of allowing corner lots in the updated Coach House Program; and,
- Opined that front-yard coach houses should not be allowed.

In response to a question from Council, staff advised that the use of the Development Variance Permit process will be continued so that Council may consider on a case-by-case basis two-storey coach houses, and coach houses on:

- Lots greater than 929m² (10,000 sq. ft.) with no lane access;
- Double-fronting lots at least 15m wide; or,
- Corner lots on collector or arterial streets.

5. COUNCIL RESOLUTION

MOVED by Councillor HANSON

SECONDED by Councillor CURREN

THAT the November 19, 2019 Public Hearing is closed;

AND THAT "District of North Vancouver Rezoning Bylaw 1382 (Bylaw 8360)" be returned to Council for further consideration.

CARRIED
(7:33 pm)

CERTIFIED CORRECT:



Confidential Council Clerk

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: October 28, 2019
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

October 11, 2019
File: 13.6480.30/003.000.000

AUTHOR: Nicole Foth, Community Planner

SUBJECT: Introduction of Revised Bylaw Amendments for an Updated Coach House Program

RECOMMENDATION

THAT "District of North Vancouver Rezoning Bylaw 1382 (Bylaw 8360)" is given FIRST Reading;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8361, 2019 (Amendment 41)" is given FIRST, SECOND and THIRD Reading;

AND THAT Bylaw 8360 is referred to a Public Hearing.

REASON FOR REPORT

At the October 7th, 2019, Regular Meeting of Council, Council referred proposed changes to the District's Coach House Program back to staff. This report introduces amendments to the Zoning Bylaw and the Bylaw Notice Enforcement Bylaw that reflect Council's support for a simplified, building permit-only process for one-storey coach houses on lots with open lanes and comer lots.

SUMMARY

The updated Coach House Program proposes the following key elements:

1. A simplified, building permit-only approval process for coach houses with less potential impact on neighbours (e.g. one-storey), and
2. The continued use of the Development Variance Permit (DVP) process for other coach house forms (e.g. two-storey).

BACKGROUND

At the October 7th, 2019, Regular Meeting of Council, Council referred the revised Coach House Program back to staff. Council members indicated support for one-storey coach houses on open lanes or on corner lots to proceed via a simplified, building permit-only process. For two-storey coach houses, the majority of Council members stated a desire to continue to follow

SUBJECT: Introduction of Revised Zoning Bylaw Amendment for an Updated Coach House Program

October 11, 2019

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the Development Variance Permit process, rather than implementing a form and character Development Permit Area, as previously recommended by staff.

Other ideas raised at the October 7th Council Meeting included expanding the coach house program further, and exploring sensitive neighbourhood infill and housing choice options. This report responds to the key coach house directions provided by Council. Other ideas and options will be considered through discussions on single-family regulations, the Official Community Plan Targeted Review, and on-going monitoring of the Coach House Program.

The District's Coach House Program began in November 2014. To date, 17 coach houses have been approved by Council. Further background on the current coach house program, existing policy, and summary of public engagement is available in the staff report dated September 27, 2019 and entitled "Introduction of Bylaw Amendments for a Revised Coach House Program" (**Attachment 1**).

ANALYSIS

The updated Coach House Program proposes the following key elements:

1. A simplified, building permit-only approval process for one-storey coach houses on lots at least 15m (49.2 ft.) wide, and that meet one of the following criteria:
 - Open lane access, or
 - Corner lots on local streets; and
2. The continued use of the Development Variance Permit (DVP) process so that Council may consider on a case-by-case basis two-storey coach houses, and coach houses on:
 - Lots greater than 929m² (10,000 sq. ft.) with no lane access;
 - Double-fronting lots at least 15m wide; or
 - Corner lots on collector or arterial streets.

Corner lots have now been included in the proposed Zoning Bylaw amendments. Potential challenges with coach houses on corner lots may include proximity to neighbours at the rear (instead of being separated by a lane), and vehicle access. To address this, proposed regulations include a minimum rear setback of 3.1 m (10 ft.) for corner lots, and only permitting coach houses on corner lots on local streets through the building permit process. Busier streets, such as collectors or arterials, may require on-site turn-around for vehicle access to coach houses, and are proposed to be considered by Council through the DVP process.

Council indicated their desire to maintain the DVP process for two-storey coach houses instead of a Development Permit for two-storey coach houses; this means the amendments initially proposed to the Official Community Plan, the Fees and Charges Bylaw, and the Non-Statutory Public Consultation For Development Applications Policy to no longer be required, and those draft bylaw amendments are therefore not included in this report.

To implement the simplified coach house process, amendments to the Zoning Bylaw include the introduction of definitions, conditions of use, regulations for the location and size of coach houses, and floor space and height incentives for energy efficient construction.

SUBJECT: Introduction of Revised Zoning Bylaw Amendment for an Updated Coach House Program

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Proposed Bylaw Amendments

To implement the updated Coach House Program, amendments to the Zoning Bylaw and the Bylaw Notice Enforcement Bylaw are required.

Zoning Bylaw 3210, Rezoning Bylaw 1382 (Attachment 2 and red-line version in Attachment 3)

The following Zoning Bylaw changes are proposed to reflect Council's feedback:

1. Added corner lots on local streets as lots eligible for coach houses via the building permit process;
2. Added regulations for corner lots including lot depth and rear setbacks to minimize impacts on neighbours and promote liveability;
3. Removed regulations for two-storey coach houses (height and second storey floor area), as they would be eligible for case-by-case consideration through the Development Variance Permit (DVP) process.

If the proposed Zoning Bylaw amendments are adopted by Council, an applicant would be able to apply directly for a building permit to build a one-storey coach house that complies with the regulations on a lot at least 15m wide with either open lane access or a corner lot on local streets. Land owners may apply for variances to allow other proposals including two-storey coach houses, and coach houses on lots without lane access. This provides Council will the ability to consider each application on a case-by-case basis through the DVP process.

Bylaw Notice Enforcement Bylaw 7458 (Attachment 4)

The Bylaw Notice Enforcement Bylaw amendment is required to complement the Zoning Bylaw amendments. It allows for fines for unauthorized coach house uses, and the proposed fines mirror the existing secondary suite violation fine rates as both are accessory dwelling units. The proposed amendments also include housekeeping amendments to re-number sections.

Timing/Approval Process

If the proposed amendments to the Zoning Bylaw receive First Reading and are referred to a Public Hearing, a Public Hearing will be scheduled. Should the amendments be approved by Council, the *Coach House How-To Guide* would be updated to reflect program changes.

Concurrence

The proposed changes have been reviewed by Building, Bylaws, Development Planning, Legal, and Transportation. The District of North Vancouver Rezoning Bylaw 8360 affects land lying within 800m of a controlled access intersection and therefore approval by the Provincial Ministry of Transportation and Infrastructure will be required after third reading of the bylaw and prior to bylaw adoption.

Financial Impacts

Application fees from Development Variance Permits, and tax revenues as a result of coach house development, will help offset the administrative costs associated with application review.

SUBJECT: Introduction of Revised Zoning Bylaw Amendment for an Updated Coach House Program

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Social Policy Implications

Coach houses provide opportunities for greater housing diversity, enable residents to age-in-place on their property or in their neighbourhood, or provide housing for family members. Coach houses have the potential to enable young families or young adults to live in single-family neighbourhoods in a detached dwelling that might otherwise be unaffordable. Coach houses provide a housing option that is different than apartments, townhouses, and larger single-family homes.

Environmental Impact

Coach houses can enable the efficient use of existing developed land and infrastructure in existing neighbourhoods throughout the District. Coach house development must adhere to environmental Development Permit Area regulations.

Conclusion

The District has had a gradual entry program for coach houses and has approved an average of four per year since the program began in 2014. The updated program would simplify the application and approvals process to allow one-storey coach houses on lots with open lanes or corner lots on local streets to proceed with a building permit only. Two-storey coach houses, and coach houses on other lots, would continue to require Council's approval through the Development Variance Permit process.

Options

1. That Council give first reading to Bylaw 8360, and three readings to Bylaw 8361 (staff recommendation).

Or

2. That Council take no further action on Bylaw 8360 and Bylaw 8361.

Respectfully submitted,



Nicole Foth, MCIP, RPP
Community Planner

Attachment 1: Staff report dated September 27, 2019 and entitled "Introduction of Bylaw Amendments for a Revised Coach House Program"

Attachment 2: District of North Vancouver Rezoning Bylaw 1382 (Bylaw 8360)

Attachment 3: Red-line version of Zoning Bylaw amendments (Rezoning Bylaw 1382)

Attachment 4: District of North Vancouver Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8361

SUBJECT: Introduction of Revised Zoning Bylaw Amendment for an Updated Coach House Program

October 11, 2019

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REVIEWED WITH:			
<input checked="" type="checkbox"/> Planning		<input type="checkbox"/> Clerk's Office	_____
<input type="checkbox"/> Permits and Licences	_____	<input type="checkbox"/> Communications	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Finance	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> Fire Services	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> ITS	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> GIS	_____
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Real Estate	_____
		External Agencies:	
		<input type="checkbox"/> Library Board	_____
		<input type="checkbox"/> NS Health	_____
		<input type="checkbox"/> RCMP	_____
		<input type="checkbox"/> NVRC	_____
		<input type="checkbox"/> Museum & Arch.	_____
		<input type="checkbox"/> Other:	_____

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>October 7, 2019</u>
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COUNCIL

September 27, 2019
File: 13.6480.30/003.000.000

AUTHOR: Nicole Foth, Community Planner

SUBJECT: Introduction of Bylaw Amendments for a Revised Coach House Program

RECOMMENDATION

THAT "District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8359, 2019 (Amendment 37)" is given FIRST Reading;

AND THAT "District of North Vancouver Rezoning Bylaw 1382 (Bylaw 8360)" is given FIRST Reading;

AND THAT "Fees & Charges Bylaw 6481, 1992 Amendment Bylaw 8362, 2019 (Amendment 61)" is given FIRST, SECOND and THIRD Reading;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8361, 2019 (Amendment 41)" is given FIRST, SECOND and THIRD Reading;

AND THAT in accordance with Section 477 of the *Local Government Act*, Council has considered Bylaw 8359 in conjunction with its Financial Plan and applicable Waste Management Plans;

AND THAT, in relation to Bylaw 8397, additional consultation pursuant to Section 475 and Section 476 of the *Local Government Act*, is not required beyond that already undertaken;

AND THAT the revised Non-Statutory Public Consultation Policy for Development Applications as attached to the September 27, 2019 report of the Community Planner entitled Introduction of Bylaw Amendments for a Revised Coach House Program is approved subject to bylaw adoption;

AND THAT Bylaw 8359 and Bylaw 8360 are referred to a Public Hearing.

REASON FOR REPORT

At the July 9th, 2018, Regular Meeting of Council, Council directed staff to proceed with public engagement on a revised approach to coach houses in the District. Council further

directed that, following public engagement, staff bring bylaw amendments regarding coach houses to Council for introduction and First Reading.

This report introduces a revised Coach House Program and amending bylaws for Council's consideration. The revised program proposes a simplified coach house applications and approvals process. Implementation of the program would require amendments to 4 bylaws:

- Official Community Plan Bylaw 7900 (Amending Bylaw 8359);
- Zoning Bylaw 3210 (Amending Bylaw 8360);
- Fees and Charges Bylaw 6481 (Amending Bylaw 8362); and
- Bylaw Notice Enforcement Bylaw 7458 (Amending Bylaw 8361).

SUMMARY

The revised Coach House Program proposes the following key elements:

1. A simplified approval process for lots with open lane access and a minimum width of 15m (49.2 ft.) that entails:
 - A building permit only for one-storey coach houses; and
 - A Development Permit (DP), with authority delegated to staff, for two-storey coach houses;
 - The continued use of the Development Variance Permit (DVP) process so that Council may consider other lots for coach houses on a case-by-case basis.
2. The introduction of a new Accessory Coach House Form and Character Development Permit Area in the Official Community Plan (OCP) to promote neighbourly design of two-storey coach houses; and
3. The introduction of Zoning Bylaw definitions, conditions of use, and related regulations for the location and size of coach houses, as well as to allow for reasonable incentives for energy efficient construction.

BACKGROUND

To date, Council has approved 17 coach houses through the Development Variance Permit process. This is an average of approximately four per year since Council endorsed the gradual entry coach house program in November 2014. Coach houses are market rental units that form a part of the District's Housing Continuum (**Attachment 1**). Coach houses may suit diverse demographics and potentially meet the housing demands of various ages, incomes, and housing preferences. This may include seniors looking to downsize, inter-generational and extended families, or young couples looking for ground-oriented homes.

At the July 9th, 2018, Regular Meeting of Council, Council directed staff to engage the public on the proposed approach to simplifying the coach house application and approvals process, and then to bring bylaw amendments for Council's consideration.

EXISTING POLICY

Official Community Plan

The District's Official Community Plan contains the following objectives:

- increase housing choices across the full continuum of housing needs;
- provide more options to suit different residents' ages, needs and incomes; and
- provide more alternatives to home ownership (i.e. rental).

The OCP also identifies the opportunity for a greater diversity of housing choices in existing residential neighbourhoods through sensitive residential infill such as coach houses. The *Detached Residential* OCP land use designation includes provision for secondary rental units such as coach houses or secondary suites.

Coach House Program

The District currently regulates coach house development through the issuance of Development Variance Permits (DVP) that vary the location of a secondary suite. The *Coach House How-To Guide*, available on DNV.org, contains development guidelines and outlines the application and approval process. Final approval of a DVP rests with Council.

The DVP approach was selected as it would provide Council with the opportunity to review all applications for coach houses, a new housing option in the municipality. This approach has facilitated the intended oversight and gradual entry of coach houses in the District, although at a lower rate than the rate of 5 to 25 applications per year that was initially anticipated.

PUBLIC INPUT

In fall 2018, staff held engagement events for the public, and local builders and designers, to seek input on the proposed simplified approach to the coach house program. Approximately 135 people attended three pop-up events that were held across the District (Seymour, Lynn Valley, and Edgemont) in October 2018. There were 142 online survey respondents. See **Attachment 2** for a complete summary of the public engagement process.

Overall, the majority of survey respondents indicated:

- Support for the simplified application process (i.e. the ability to apply directly for a building permit for a one-storey coach house on a lot with open lane access and a width of 15m);
- Support for a Coach House Development Permit to allow for second storey design review;
- Support for adjacent neighbour notification and input; and
- Support for enabling coach house development through:
 - additional floor space for energy efficient construction;
 - additional floor space on lots where coach houses are built;
 - allowing full basements that could be used for living space; and
 - reducing parking requirements from 3 to 2 spaces where the lot is close to the Frequent Transit Network (FTN).

Many respondents also indicated that:

- Coach houses should also be allowed on lots without open lane access through the simplified approach (i.e. apply directly for building permit);
- Neighbour input on a coach house application should be limited; and
- Other forms of housing should be considered in single-family neighbourhoods such as a house with both a suite and a coach house, duplexes, triplexes, and fourplexes.

At the builders' and designers' stakeholder meeting, participants supported a broader coach house program that would expand lot eligibility, and reduce requirements.

ANALYSIS

Current Program

The current, gradual entry coach house program is generally structured as follows:

- All coach house applications require a Development Variance Permit;
- A coach house is eligible on a single family lot that:
 - has a minimum width of 15m (50 ft.) and either has an open lane or is a corner lot; or
 - is greater than 929m² (10,000 sq. ft.) in size (does not require an open lane).

Proposed Approach

The aim of the revised Coach House Program is to increase the uptake of coach houses while continuing to effectively integrate new coach house development with the surrounding neighbourhood. The revised program also seeks to expand the diversity of housing options and the number of rental units in the District, as envisioned in the OCP.

Based on a review of coach house applications submitted since 2014, the following observations can be made:

- One-storey coach houses, and lots with open lane access, generally tended to be more supportable from neighbours' perspectives; and
- Council expressed support for two-storey coach houses, but also expressed some concern about privacy and overlook.

To respond to these concerns, and to reflect public feedback, the revised Coach House Program proposes to:

- Allow one-storey coach houses on lots with an open lane and a minimum width of 15 m (49.2 ft.) to be considered through building permit only;
- Require two-storey coach houses on lots with an open lane and a minimum width of 15 m (49.2 ft.) to go through a new Development Permit (staff-delegated) process that incorporates:
 - a guideline-based design review on second storey aspects such as massing location and window orientation; and
 - notification to abutting neighbours;
- Continue to use the *Coach House How-To Guide's* lot eligibility criteria, through Council's consideration of a DVP, for coach houses on lots without lane access that are:
 - greater than 929m² (10,000 sq. ft.);
 - corner lots with a minimum width of 15m; and to include
 - double-fronting lots with a minimum width of 15m;
- Introduce Zoning Bylaw definitions, conditions of use and related regulations to ensure coach houses are appropriately located and sized, and to allow for modest incentives to energy efficient construction.

Proposed Bylaw Amendments

To implement the revised Coach House Program, amendments to four bylaws would be required, along with a change to the Non-Statutory Public Consultation For Development Applications Policy.

Official Community Plan Bylaw 7900 Amendment (Attachment 3 and red-line version in Attachment 4)

The *Local Government Act*, subsection 488.1(e), permits an Official Community Plan to designate Development Permit Areas (DPAs) for a number of stated purposes, including the “establishment of objectives for the form and character of intensive residential development”. This provides statutory authority to establish a Development Permit Area for coach houses, and the ability to define them as a form of intensive residential development. This section of the Act was created to assist local governments to manage sensitive infill opportunities.

The proposed OCP Bylaw amendment contains a new Accessory Coach House Form and Character Development Permit Area (“Coach House DPA”) in Schedule B of the OCP. The Coach House DPA guidelines would apply to two-storey coach houses to review aspects such as window orientation and massing in order to minimize overlook and impact on neighbouring lots. It is proposed that the Coach House DP be a staff-delegated permit to allow for a more streamlined application process. The application of the Coach House DP is an administrative process to ensure neighbour notification for two-storey coach houses, and the application of Council’s approved guidelines.

Zoning Bylaw 3210, Rezoning Bylaw 1382 (Attachment 5 and red-line version in Attachment 6)

The proposed Zoning Bylaw amendments introduce a new definition of coach house as an accessory use to single-family residential uses. A number of conditions of use are proposed in the Zoning Bylaw that include:

- Coach house must be located within the Urban Containment Boundary and within single-family residential zones;
- Only one coach house permitted per lot;
- Coach house not permitted where there is a secondary suite on the same property; and
- Owner of the single-family lot must reside in either the coach house or the principal dwelling unit.

The proposed Zoning Bylaw amendments also establish the size, shape, and siting regulations for new coach house development. The regulations are generally based on the District’s existing *Coach House How-To Guide*, and reflect input from public engagement. Some key regulations include:

- Located on a lot with open lane access;
- Lot width of at least 15m (49.2 ft.);
- Maximum size of 90m² (968 sq. ft.);
- 6.1 m (20 ft.) separation between coach house and principal house;
- Coach house must be sited to the rear of the principal house;
- Second storey area limited to 50-60% of the first floor (depending on roof slope); and
- Modest accommodations for energy efficiency.

The proposed zoning regulations include incentivizing coach house applications that meet Step 4 or Step 5 of the Energy Step Code. To account for thicker walls and thicker roof

construction associated with energy efficient buildings, the incentives for Step 4 and Step 5 are:

- Minor floor space exemptions of 2.8m² to 8.4m² (30 to 90 sq. ft.); and
- Minor height increases of 0.15m to 0.3m (0.5 to 1 ft.).

Several aspects of the revised Coach House Program were surveyed as part of the public engagement, and supported broadly by respondents. However, the following aspects are not being recommended at this time:

- Additional 0.05 floor space ratio up to 37m² (400 sq. ft.) for a lot that builds a coach house: Council is currently having discussions about single-family residential standards and regulations, and additional floor space may be considered as part of those discussions;
- Basements in coach houses: the District is currently studying the location and impacts of groundwater and infiltration. The results of this study may inform the potential for basements in coach houses;
- Parking reductions (i.e. from three to two spaces) for lots with coach houses near the Frequent Transit Network. Staff have heard concerns around the potential impact of parking that could occur on neighbourhood streets, and parking reductions are not supported at this time. This may be considered in the future, such as when FTN service expands, and as part of a site specific proposal through a DVP.

The proposed Zoning Bylaw amendments also include corresponding ticketing regulations and housekeeping amendments to re-number sections.

In summary, if the proposed Zoning Bylaw amendments are adopted by Council, an applicant would be able to apply directly for a building permit to build a one-storey coach house that complies with the regulations on a minimum 15m lot. Applications for two-storey coach houses would require an Accessory Coach House Form and Character Development Permit (in addition to a building permit). Requests for variances to allow coach houses on lots without lane access may still be submitted, providing Council will the ability to consider each application on a case-by-case basis through the DVP process.

Fees and Charges Bylaw 6481 (Attachment 7)

The Fees and Charges Bylaw establishes fees for development applications. The proposed amendment adds fees for an Accessory Coach House Form and Character Development Permit. The recommended fee of \$670.00 and a \$36.00 profiling fee is equivalent to the Development Variance Permit fees (for 3 variances or fewer) that are levied for coach houses in the existing coach house program. All coach house applications would be charged the same fees whether applying through the Development Permit or the Development Variance Permit process.

Bylaw Notice Enforcement Bylaw 7458 (Attachment 8)

The Bylaw Notice Enforcement Bylaw contains fines for unauthorized land uses. The amendment adds coach house fines, which mirror the existing secondary suite violation fine rates as both are accessory dwelling units. The proposed amendments also include housekeeping amendments to re-number sections.

Draft Revised Non-Statutory Public Consultation For Development Applications Policy (Attachment 9)

Should Council approve the bylaw amendments, a change to the Non-Statutory Public Consultation For Development Applications Policy would be required to include notification for coach house applications for an Accessory Coach House Form and Character Development Permit. The draft revised policy is included as an attachment for Council's review at this time.

The draft policy proposes to include notification to abutting neighbours when an Accessory Coach House Form and Character DP application is received. Neighbours would be able to provide comment to staff on the application. Approval of the DP would rest solely on the fulfilment of the DP design guidelines and zoning regulations.

Timing/Approval Process

If the proposed bylaw amendments to the Zoning Bylaw and OCP receive First Reading, a Public Hearing would be scheduled. Should the amendments be approved by Council, the *Coach House How-To Guide* would be updated to reflect any program changes.

Concurrence

The recommendations of this report have been reviewed by Building, Bylaws, Development Planning, Legal, and Transportation. The District of North Vancouver Rezoning Bylaw 8360 affects land lying within 800m of a controlled access intersection and therefore approval by the Provincial Ministry of Transportation and Infrastructure will be required after third reading of the bylaw and prior to bylaw adoption.

Financial Impacts

Application fees from a new Accessory Coach House Form and Character Development Permit, and tax revenues as a result of coach house development, will help offset costs associated with the administration of application review.

Social Policy Implications

Coach houses provide opportunities for greater housing diversity, enable residents to age-in-place on their property or in their neighbourhood, or provide housing for family members. Coach houses have the potential to enable young families or young adults to live in single-family neighbourhoods in a detached dwelling that might otherwise be unaffordable. Coach houses provide a unique housing option that is different than apartments, townhouses, and larger single-family homes.

Environmental Impact

Coach houses can enable the efficient use of existing developed land and infrastructure in existing neighbourhoods throughout the District. Coach house development must adhere to environmental Development Permit Area regulations.

Conclusion

The proposed revised Coach House Program aims to increase the diversity of housing choices in the District to fit the needs of a diverse population, including a mix of ages and incomes. The District has had a gradual entry program for coach houses and has approved

an average of four per year since the program began in 2014. The revised program outlined in this report aims to simplify the application and approvals process with the focus on lots with open lanes. It also seeks to ensure that coach houses, which provide at-grade, detached housing, fit within the character of established single-family neighbourhoods.

Options

1. That Council give first reading to bylaws 8359 and 8360, and three readings to bylaws 8362 and 8361 (staff recommendation).

Or

2. That Council take no further action on coach house bylaws.

Respectfully submitted,



Nicole Foth, MCIP, RPP
Community Planner

- Attachment 1:** District's Housing Continuum
- Attachment 2:** Coach House Public Engagement Summary
- Attachment 3:** District of North Vancouver Official Community Plan Bylaw 7900, 2011, Amendment Bylaw 8359
- Attachment 4:** Red-line version of OCP Amendment Bylaw 8359
- Attachment 5:** District of North Vancouver Rezoning Bylaw 1382 (Bylaw 8360)
- Attachment 6:** Red-line version of Zoning Bylaw amendments (Rezoning Bylaw 1382)
- Attachment 7:** District of North Vancouver Fees & Charges Bylaw 6481, 1992 Amendment Bylaw 8362
- Attachment 8:** District of North Vancouver Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8361
- Attachment 9:** Proposed amendments to District of North Vancouver Non-Statutory Public Consultation For Development Applications Policy

The Corporation of the District of North Vancouver

Bylaw 8360

A bylaw to amend District of North Vancouver Bylaw 3210, 1965

The Council for The Corporation of the District of North Vancouver enacts as follows:

Citation

1. This bylaw may be cited as "District of North Vancouver Rezoning Bylaw 1382 (Bylaw 8360)".

Amendments

2. District of North Vancouver Zoning Bylaw 3210, 1965 is amended as follows:
 - a) In Part 2 Interpretation,
 - i. Adding the following definitions in alphabetical order among the existing definitions:

"coach house" means an accessory dwelling unit that is detached from a single-family residential building on a lot in a zone that permits a single-family residential building;
 - ii. Within the definition for "secondary suite" replacing "accessory dwelling unit" with "accessory dwelling unit that is attached to a single-family residential building".
 - iii. Within the definition for "veranda" replacing "single family residential building" with "single family residential building or coach house".
 - b) In Part 4 General Regulations, Section 410(1)(e) replacing the two occurrences of "accessory buildings containing secondary suites" with "coach houses".
 - c) In Part 5 Residential Zone Regulations:
 - i. Re-numbering Section 501.1(b)(ii) "home occupations" to Section 501.1(b)(i).
 - ii. Section 501.1(b)(iii), after subsection b) adding "c) a secondary suite is not permitted if there is a coach house on a single-family residential lot;", and renumbering the subsequent subsections.
 - iii. Section 501.1(b)(iv), after the semicolon removing "and,"

- iv. Section 501.1(b)(v), removing the period and replacing it with "; and,"
- v. Section 501.1(b) after subsection (v), adding the following:
 - (vi) coach houses subject to the following conditions:
 - a) coach houses are not permitted outside the Urban Containment Boundary as per the District of North Vancouver's Official Community Plan, as may be amended from time to time;
 - b) coach houses are not permitted in any zone other than single-family residential zones;
 - c) coach houses are subject to the size, shape and siting regulations in Section 502.5;
 - d) only one coach house is permitted on a single-family residential lot;
 - e) a coach house is not permitted if there is a secondary suite on a single-family residential lot;
 - f) the owner of a single-family residential lot must be a resident of either the coach house or the principal residential dwelling unit; and
 - g) a single-family residential building containing more than one boarder or lodger may not have a coach house on that lot.

d) In Part 5 Residential Zone Regulations, adding the following after 502.4:

502.5 Coach house regulations: regulations in Table 502.5 apply to any lot upon which a coach house is located. The combination regulations in relation to multiple accessory buildings do not apply to coach houses. In the event of a conflict between any regulation in Table 502.5 and any other regulation in this Bylaw, the regulation in Table 502.5 shall apply:

Element	Regulation
Coach House Lot width	15m (49.2 ft.) minimum
Coach House Lot depth for corner lots without open lane access	36.5m (120 ft.) minimum
Coach House Lot Vehicle Access	
a) where abutting an open lane	Vehicle access must be from a street classified as a lane where the lane is open to vehicle travel.
b) on a corner lot without open lane access	Vehicle access must be from a street classified as a local street.

Coach House Siting	Must be sited to the rear of a principal dwelling.
Coach House Setbacks	
<ul style="list-style-type: none"> a) rear <ul style="list-style-type: none"> - when parcel abuts an open lane - when parcel does not abut an open lane b) side c) flanking street d) separation between principal building and coach house, including attached structures more than 0.91m (3 ft.) above grade e) Ocean Natural Boundary Line 	<ul style="list-style-type: none"> 1.2m (4 ft.) minimum 3.1m (10 ft.) minimum 1.2m (4 ft.) minimum 3.1m (10 ft.) minimum 6.1m (20 ft.) minimum 7.62m (25 ft.) minimum
Required Rear Yard Coverage	No maximum
Coach House Floor Space Ratio Exemptions	The following exemptions apply (exemptions for principal dwellings do not apply to coach houses):
<ul style="list-style-type: none"> a) Energy efficient construction <ul style="list-style-type: none"> - Step 4 of the Energy Step Code - Step 5 of the Energy Step Code b) Veranda c) Miscellaneous 	<ul style="list-style-type: none"> 2.8m² (30 sq.ft.) maximum 8.4m² (90 sq.ft.) maximum 4.6m² (50 sq.ft.) maximum Floor area under sloped ceilings, not exceeding a floor to ceiling height of 1.2m (4 ft.).
Coach House Size	90m ² (968 sq.ft.) maximum excluding exemptions
Coach House Height	Measured from top of slab

<p>a) Roof slope of less than 3 in 12</p> <p>b) Roof slope of 3 in 12 or greater</p> <p>c) Energy Step Code</p> <ul style="list-style-type: none"> - Step 4 of the Energy Step Code - Step 5 of the Energy Step Code 	<p>3.7m (12 ft.) maximum</p> <p>4.5m (15 ft.) maximum</p> <p>Additional 0.15m (0.5 ft.) in height</p> <p>Additional 0.3m (1 ft.) in height</p> <p>Energy Step Code height bonus is not cumulative.</p>
<p>Coach House Living Room Size</p>	<p>Except in the case of a coach house that is a studio, a coach house must have at least one living room, that is not a bedroom, that is at least 16.7m² (180 sq.ft.), with either the room length or width at least 2.1m (7 ft.). This living room may contain a combined kitchen, living, and dining area.</p>
<p>Coach House Bedroom Size</p>	<p>If the coach house has at least one bedroom (not a studio unit), at least one bedroom must have a minimum area of 8.4m² (90 sq.ft.), with either the room length or width at least 2.1m (7 ft.).</p>
<p>Pedestrian Access</p>	<p>A minimum 0.9m (3 ft.) wide pedestrian walkway must be provided to the coach house entrance from either:</p> <ul style="list-style-type: none"> a) the side lot line on a flanking street of a corner lot, or b) the front lot line of a lot that is not a corner lot.
<p>Coach House Private Outdoor Patio, Deck or Veranda Space</p>	<p>At least one patio, deck or veranda must have a minimum area of 4.5m² (48 sq.ft.) with one dimension at least 1.8m (6 ft.).</p>
<p>Coach House Basement</p>	<p>Not permitted</p>
<p>Coach House Rooftop Deck</p>	<p>Not permitted</p>

Parking	
a) Enclosed stall	Not more than 1 parking stall may be fully-enclosed within a coach house structure.
b) Location on corner lot	Where there is an adjacent flanking street, parking stalls must be located adjacent to the interior side lot line.

Table 502.5

e) In Part 10 Off-Street Parking Space and Loading Space Regulations, Section 1001 Required Off-Street Parking Spaces,

i. Removing the following row:

2. Single family residential building with suite	3 per building (Bylaw 6922)
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and replacing with the following row:

2. Single family residential lot with a secondary suite or a coach house	1 space in addition to the Base Rate.
--	---------------------------------------

f) Part 12 Enforcement, Section 1207 Ticketing,

i. Removing the following after "More than One Secondary Suite":

Secondary Suite Exceed Floor Area	501.1(a)(iii)(c)	\$200.00
Secondary Suite Not Owner Occupied	501.1(a)(iii)(c)	\$200.00
Un-permitted Secondary Suite	501.1(a)(iii)(d)	\$200.00
Un-permitted Boarder/Lodger	501.1(a)(iii)(d)	\$200.00

and replacing with the following:

Un-permitted Secondary Suite with Coach House	501.1(b)(iii)c)	\$200.00
Secondary Suite Not Owner Occupied	501.1(a)(iii)(d)	\$200.00
Un-permitted Boarder/Lodger	501.1(a)(iii)(e)	\$200.00
Un-permitted Secondary Suite	502.3	\$200.00
Secondary Suite Exceed Floor Area	502.4	\$200.00

ii. Adding the following after "Secondary Suite Exceed Floor Area":

Coach House outside Urban Containment Boundary	501.1(b)(vi)a	\$200.00
Coach House in Un-permitted Zone	501.1(b)(vi)b	\$200.00
More than one Coach House	501.1(b)(vi)d	\$200.00
Un-permitted Coach House with Secondary Suite	501.1(b)(vi)e	\$200.00
Owner Not Residing in Coach House or Principal Residential Dwelling Unit	501.1(b)(vi)f	\$200.00
Un-permitted Boarder/Lodger	501.1(b)(vi)g	\$200.00
Un-permitted Coach House	502.5	\$200.00

READ a first time

PUBLIC HEARING held

READ a second time

READ a third time

Certified a true copy of "Bylaw 8360" as at Third Reading

Municipal Clerk

APPROVED by the Ministry of Transportation and Infrastructure on

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk

REZONING BYLAW 1382 (BYLAW 8360)
RED-LINE VERSION

PART 2 INTERPRETATION

"coach house" means an accessory dwelling unit that is detached from a single-family residential building on a lot in a zone that permits a single-family residential building;

"secondary suite" means an accessory dwelling unit that is attached to a single-family residential building on a lot in a zone that permits a single-family residential building;

"veranda" for a single family residential building or coach house means a one storey high roofed portico, gallery or porch adjoining an exterior wall or walls of a building and open at all other sides with the exception of necessary structural support columns and a guard or rail not exceeding a height of 1.1m (3.5 ft.) and with a floor not higher than the lowest above-grade building floor on the side of the building to which it is attached;

PART 4 GENERAL REGULATIONS

410 Floor Space Ratio Exemptions

The following are excluded from floor space ratio calculations:

(1) For single family residential buildings, exclude:

(e) except in the RSK and RSE zones, accessory buildings, other than parking structures and coach houses accessory buildings containing secondary suites, not exceeding 25m² (269 sq.ft.). In the RSE zone, accessory buildings, other than parking structures and coach houses accessory buildings containing secondary suites, not exceeding 19.5m² (210 sq.ft.); and

(Bylaws 7006, 7042, 7190, 8036)

PART 5 RESIDENTIAL ZONE REGULATIONS

501 Uses in Single-Family Residential Zones (RS)

All uses of land, buildings and structures in RS Zones are prohibited except

501.1 (a) Principal Use:

(i) One single-family residential building

501.1 (b) Accessory Uses:

{#}(i) home occupations;

- (ii) accommodation of not more than two boarders or lodgers in a single-family residential building;
- (iii) secondary suites subject to the following regulations:
 - a) secondary suites are permitted only in single-family residential zones;
 - b) only one secondary suite is permitted on a single-family residential lot;
 - c) a secondary suite is not permitted if there is a coach house on a single-family residential lot;
 - ~~e~~d) the owner of a single-family residential building containing a secondary suite shall be a resident of either the secondary suite or the principal residential dwelling unit; and
 - ~~d~~e) a single-family residential building containing more than one boarder or lodger may not have a secondary suite;
- (iv) bed and breakfast business subject to the regulations contained in Section 405A; ~~and~~;
- (v) buildings and structures accessory to Subsection 501.1(a); ~~and~~,
- (vi) coach houses subject to the following conditions:
 - a) coach houses are not permitted outside the Urban Containment Boundary as per the District of North Vancouver's Official Community Plan, as may be amended from time to time;
 - b) coach houses are not permitted in any zone other than single-family residential zones;
 - c) coach houses are subject to the size, shape and siting regulations in Section 502.5;
 - d) only one coach house is permitted on a single-family residential lot;
 - e) a coach house is not permitted if there is a secondary suite on a single-family residential lot;
 - f) the owner of a single-family residential lot must be a resident of either the coach house or the principal residential dwelling unit; and
 - g) a single-family residential building containing more than one boarder or lodger may not have a coach house on that lot.

502 Size, Shape and Siting of Residential Buildings and Accessory Buildings and Structures in Single-Family Residential Zones (RS)

502.1 Notwithstanding the height provisions in subsection 502.2.a, single-family residential buildings located within a neighbourhood listed and delineated in Schedule "A" attached hereto, shall only be added onto, altered or replaced if the addition, alteration or replacement building does not exceed the maximum building height or maximum eave height of the single-family residential building lawfully existing immediately prior to the date of application for any permit authorizing that addition, alteration or demolition and reconstruction.

502.3 Location of Secondary Suites: secondary suites must be located within the single-family residential building.

502.4 Size of secondary suite: a secondary suite shall not exceed in total area the lesser of 90m² (968 sq.ft.) or 40% of the residential floor space of the principal single-family residential building.

502.5 Coach house regulations: regulations in Table 502.5 apply to any lot upon which a coach house is located. The combination regulations in relation to multiple accessory buildings do not apply to coach houses. In the event of a conflict between any regulation in Table 502.5 and any other regulation in this Bylaw, the regulation in Table 502.5 shall apply:

Element	Regulation
Coach House Lot width	15m (49.2 ft.) minimum
Coach House Lot depth for corner lots without open lane access	36.5m (120 ft.) minimum
Coach House Lot Vehicle Access	
a) where abutting an open lane	Vehicle access must be from a street classified as a lane where the lane is open to vehicle travel.
b) on a corner lot without open lane access	Vehicle access must be from a street classified as a local street.
Coach House Siting	Must be sited to the rear of a principal dwelling.
Coach House Setbacks	
a) rear	
- when parcel abuts an open lane	1.2m (4 ft.) minimum
- when parcel does not abut an open lane	3.1m (10 ft.) minimum

<ul style="list-style-type: none"> b) side c) flanking street d) separation between principal building and coach house, including attached structures more than 0.91m (3 ft.) above grade e) Ocean Natural Boundary Line 	<p>1.2m (4 ft.) minimum</p> <p>3.1 m (10 ft.) minimum</p> <p>6.1m (20 ft.) minimum</p> <p>7.62m (25 ft.) minimum</p>
<p>Required Rear Yard Coverage</p>	<p>No maximum</p>
<p>Coach House Floor Space Ratio Exemptions</p> <ul style="list-style-type: none"> a) Energy efficient construction <ul style="list-style-type: none"> - Step 4 of the Energy Step Code - Step 5 of the Energy Step Code b) Veranda c) Miscellaneous 	<p>The following exemptions apply (exemptions for principal dwellings do not apply to coach houses):</p> <p>2.8m² (30 sq.ft.) maximum</p> <p>8.4m² (90 sq.ft.) maximum</p> <p>4.6m² (50 sq.ft.) maximum</p> <p>Floor area under sloped ceilings, not exceeding a floor to ceiling height of 1.2m (4 ft.).</p>
<p>Coach House Size</p>	<p>90m² (968 sq.ft.) maximum excluding exemptions</p>
<p>Coach House Height</p> <ul style="list-style-type: none"> a) Roof slope of less than 3 in 12 b) Roof slope of 3 in 12 or greater c) Energy Step Code <ul style="list-style-type: none"> - Step 4 of the Energy Step Code 	<p>Measured from top of slab</p> <p>3.7m (12 ft.) maximum</p> <p>4.5m (15 ft.) maximum</p> <p>Additional 0.15m (0.5 ft.) in height</p>

- Step 5 of the Energy Step Code	Additional 0.3m (1 ft.) in height Energy Step Code height bonus is not cumulative.
Coach House Living Room Size	Except in the case of a coach house that is a studio, a coach house must have at least one living room, that is not a bedroom, that is at least 16.7m ² (180 sq.ft.), with either the room length or width at least 2.1m (7 ft.). This living room may contain a combined kitchen, living, and dining area.
Coach House Bedroom Size	If the coach house has at least one bedroom (not a studio unit), at least one bedroom must have a minimum area of 8.4m ² (90 sq.ft.), with either the room length or width at least 2.1m (7 ft.).
Pedestrian Access	A minimum 0.9m (3 ft.) wide pedestrian walkway must be provided to the coach house entrance from either: <ul style="list-style-type: none"> a) the side lot line on a flanking street of a corner lot, or b) the front lot line of a lot that is not a corner lot.
Coach House Private Outdoor Patio, Deck or Veranda Space	At least one patio, deck or veranda must have a minimum area of 4.5m ² (48 sq.ft.) with one dimension at least 1.8m (6 ft.).
Coach House Basement	Not permitted
Coach House Rooftop Deck	Not permitted
Parking <ul style="list-style-type: none"> a) Enclosed stall b) Location on corner lot 	<p>Not more than 1 parking stall may be fully-enclosed within a coach house structure.</p> <p>Where there is an adjacent flanking street, parking stalls must be located adjacent to the interior side lot line.</p>

Table 502.5

PART 10 OFF-STREET PARKING SPACE AND LOADING SPACE REGULATIONS

1001 Required Off-Street Parking Spaces

The base rate noted for each use category in the table below shall apply to all uses in that category unless they are specifically identified with a different parking rate.

USE	PARKING REQUIREMENTS
Residential (5)	
1. Base Rate	2 per dwelling unit
2. Single family residential building with suite— 2. Single family residential lot with a secondary suite or a coach house	3 per building (Bylaw 6922) 1 space in addition to the Base Rate.

PART 12 ENFORCEMENT

1207 Ticketing

Designated Expressions	Section	Fine
Un-permitted Secondary Suite with Coach House	501.1(b)(iii)c)	\$200.00
Secondary Suite Not Owner Occupied	501.1(a)(iii)(e) 501.1(a)(iii)(d)	\$200.00
Un-permitted Boarder/Lodger	501.1(a)(iii)(d) 501.1(a)(iii)(e)	\$200.00
Un-permitted Secondary Suite	501.1(a)(iii)(d) 502.3	\$200.00
Secondary Suite Exceed Floor Area	501.1(a)(iii)(e) 502.4	\$200.00
Coach House outside Urban Containment Boundary	501.1(b)(vi)a)	\$200.00
Coach House in Un-permitted Zone	501.1(b)(vi)b)	\$200.00
More than one Coach House	501.1(b)(vi)d)	\$200.00
Un-permitted Coach House with Secondary Suite	501.1(b)(vi)e)	\$200.00
Owner Not Residing in Coach House or Principal Residential Dwelling Unit	501.1(b)(vi)f)	\$200.00
Un-permitted Boarder/Lodger	501.1(b)(vi)g)	\$200.00
Un-permitted Coach House	502.5	\$200.00

The Corporation of the District of North Vancouver

Bylaw 8361

A bylaw to amend Bylaw Notice Enforcement Bylaw 7458, 2004

The Council for The Corporation of The District of North Vancouver enacts the following:

Citation

1. This bylaw may be cited as "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8361, 2018 (Amendment 41)".

Amendments

2. Bylaw Notice Enforcement Bylaw 7458, 2014 is amended as follows:

a) Under the heading "Zoning Bylaw 3210, 1965",

- i. Between the rows "501.1(b)(iii)b More than One Secondary Suite" and "501.1(b)(iii)c Secondary Suite Not Owner Occupied" adding the following:

501.1(b)(iii)c	Un-permitted Secondary Suite with Coach House	200	150	300	NO	N/A
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- ii. Renumbering the row "501.1(b)(iii)c Secondary Suite Not Owner Occupied" to "501.1(b)(iii)d";

- iii. Renumbering the row "501.1(b)(iii)d Un-permitted Boarder/Lodger" to "501.1(b)(iii)e";

- iv. Adding the following after the row "502.4 Secondary Suite Exceed Floor Area":

501.1(b)(vi)a	Coach House outside Urban Containment Boundary	200	150	300	NO	N/A
501.1(b)(vi)b	Coach House in Un-permitted Zone	200	150	300	NO	N/A
501.1(b)(vi)d	More than one Coach House	200	150	300	NO	N/A
501.1(b)(vi)e	Un-permitted Coach House with Secondary Suite	200	150	300	NO	N/A
501.1(b)(vi)f	Owner Not Residing in Coach House or Principal Residential Dwelling Unit	200	150	300	NO	N/A
501.1(b)(vi)g	Un-permitted Boarder/Lodger	200	150	300	NO	N/A

502.5	Un-permitted Coach House	200	150	300	NO	N/A
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READ a first time

READ a second time

READ a third time

ADOPTED

Mayor

Municipal Clerk

Certified a true copy

Municipal Clerk