Coach House
Program Review

June 19, 2017
Council Workshop

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Outline

1. Background
2. Coach House trends
Housing Continuum

![Diagram showing the housing continuum with different types of housing listed along the vertical and horizontal axes. The diagram includes categories such as non-market subsidized, rental, and ownership, with examples like safe houses, emergency housing, supportive housing, transition housing, subsidized rental, other rentals, condo rentals, coach houses, secondary suites, purpose built, condos, townhouses, duplexes, triplexes, etc., row house, and single-family detached.]
Background

• Robust public engagement in 2014
  • 85% of public input support “that Coach Houses should be considered to provide additional housing options in the District”.
  • Coach house program began in Nov. 2014
Program Trends: Uptake

- **January & May**

<table>
<thead>
<tr>
<th>Year</th>
<th>Program Start</th>
<th>Approved</th>
<th>In process</th>
<th>Denied</th>
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</thead>
<tbody>
<tr>
<td>2014</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2015</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>2016</td>
<td>5</td>
<td>2</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>2017*</td>
<td>1</td>
<td>1</td>
<td>2</td>
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</table>

*January-May
Program Trends: Location

Approved coach houses
Program Trends: Rationale & Size

- 5 of 9: for family members (children)
- 4 of 9: for rental

- 6 of 9 are 1-storey
- 7 of 9 are 2 bedrooms
Program Trends: Lot size, access

- min. 50 ft
- min. 10,000 sq. ft.

5 approved
1 approved
3 approved
Current Process  

All Coach Houses

Development Variance Permit

Option for Discussion

Tier 1 Coach House

Building Permit
• 1 storey,
• Open lane, and
• Requires no variances

Tier 2 Coach House

Development Variance Permit
• Over 1 storey,
• No open lane, or
• Requires variances
Recommendation

THAT the report be received for information.