

Approach to Coach Houses

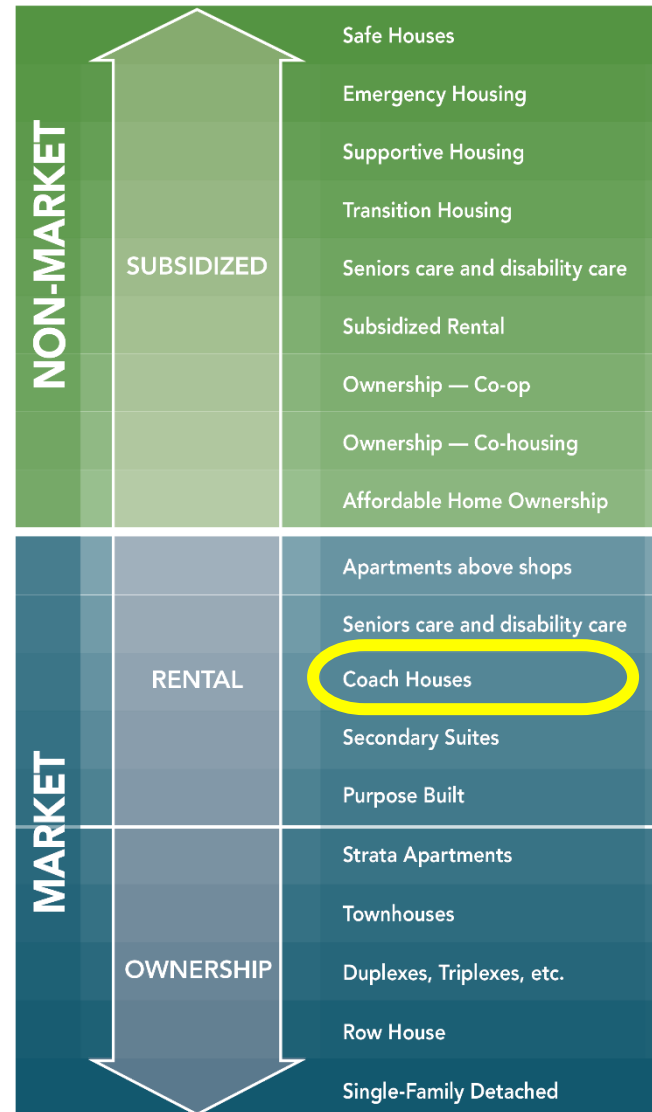
July 9, 2018

Regular Council Meeting

Nicole Foth, Community Planner

Tom Lancaster, Manager of Community Planning

Housing Continuum

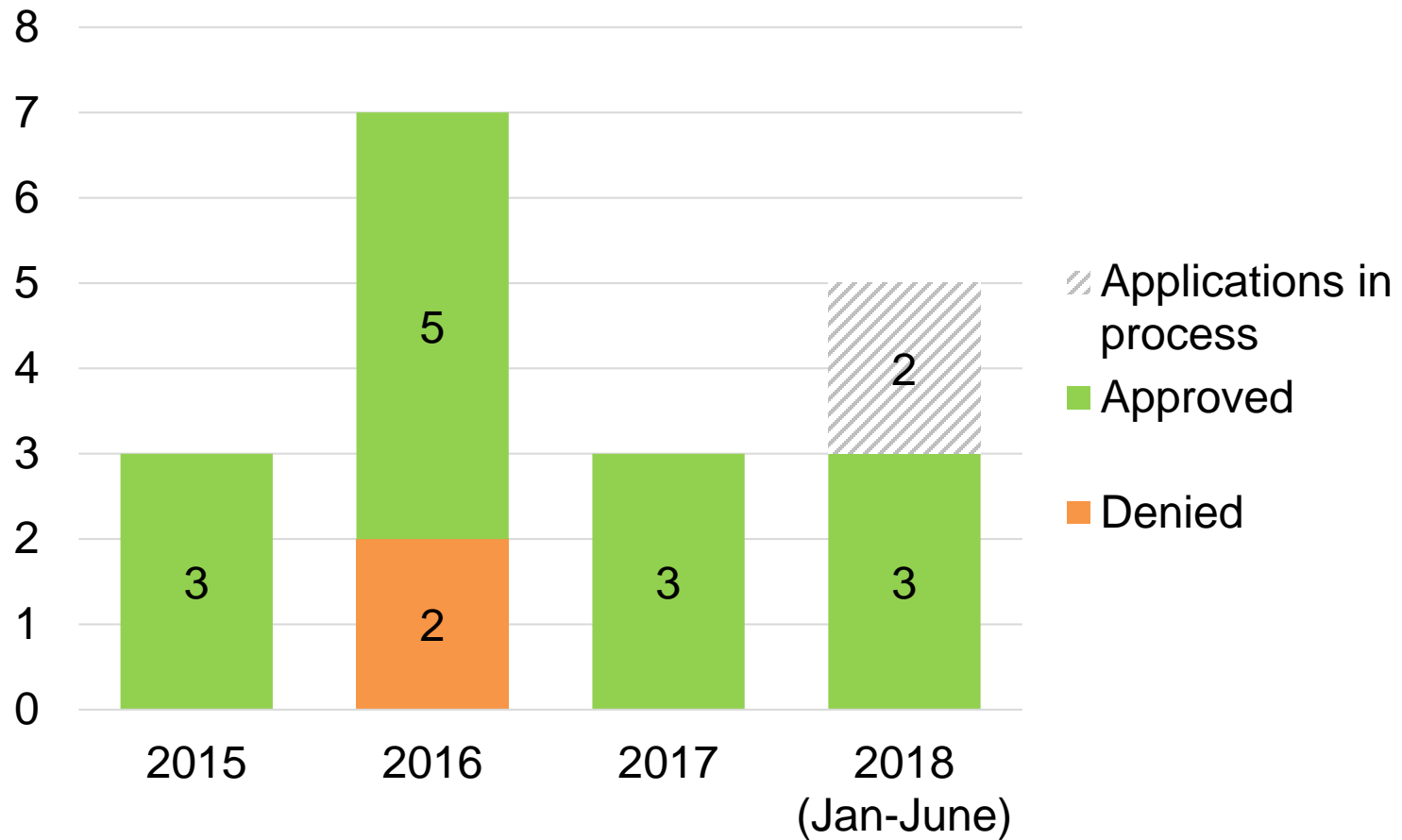


Background

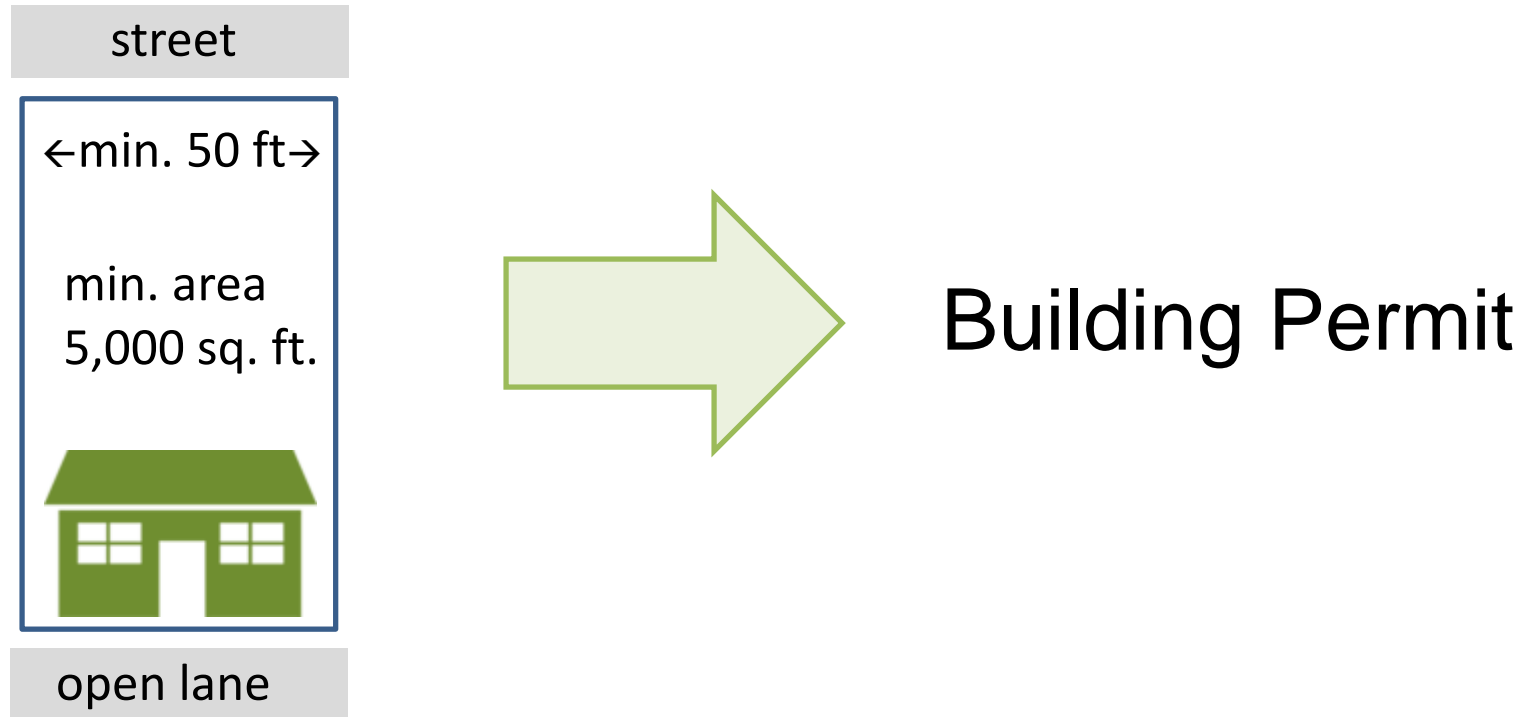
- Began in 2014
- “Gradual entry” approach
- Development Variance Permit (DVP) process to vary the location of the secondary suite



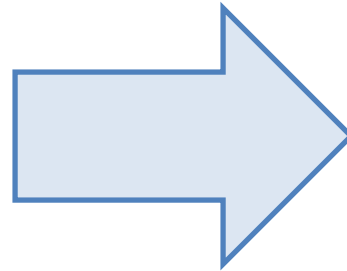
Coach House Applications



Proposed Criteria & Process: One-Storey

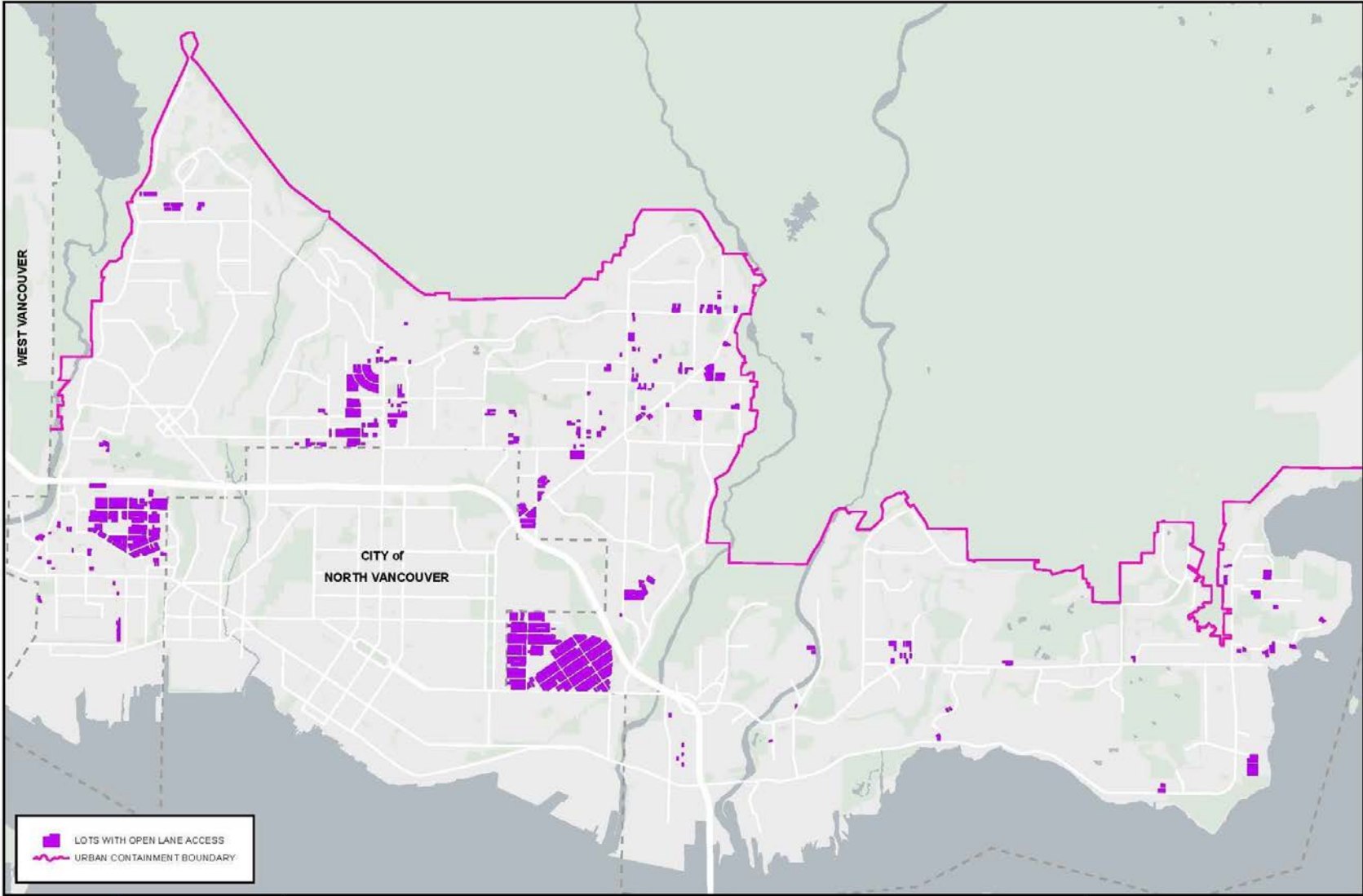


Proposed Criteria & Process: Two-Storey



1. Coach House Development Permit delegated to staff
 - Second storey: privacy and overlook
 - Neighbour notification
2. Building Permit

Potential eligible lots for coach house approach



Proposed Criteria & Process: All other types

1. Development Variance Permit (one-storey),

OR

Coach House Development Permit with variance(s)
(two-storey)

2. Building Permit

Options for Consideration

Issue	Proposed approach
Privacy/overlook of 2 nd storey	<ul style="list-style-type: none">• Coach House Development Permit• Neighbour notification
Energy efficiency	<ul style="list-style-type: none">• Provide minor floor space exemptions for energy efficient construction
Density	<ul style="list-style-type: none">• Provide minor additional floor area to make coach house development more attractive
Parking	<ul style="list-style-type: none">• Consider a parking reduction from 3, to 2 spaces for lots close to the Frequent Transit Network
Lot width	<ul style="list-style-type: none">• Explore lots narrower than 50 ft. in width

Recommendations



Engage the public on the coach house approach



After public engagement, bring bylaw amendments to Council

