Public Hearing

Coach House Program
Zoning Bylaw Amendment
Bylaw 8360

November 19, 2019
Context

Official Community Plan

- Greater diversity of housing choices
- Sensitive residential infill such as coach houses

Council Directions 2019-2022

- Increase housing diversity
- More rental housing
Background

• Fall 2018 public engagement
  – Input showed support for simplifying the coach house process
Background

Proposed coach house program updates:

• Building permit-only process for one-storey coach houses on open lanes or corner lots
• Continue DVP process for others
Bylaw 8360

Proposed lots for Building Permit-only process

Lane: Street Width $\geq 15$ m

Corner: Local street Width $\geq 15$ m

1 storey

open lane

1 storey
Bylaw 8360

Proposed coach house regulations include:

- Single-family residential zone
- One coach house
- No secondary suites
- Sited at rear
- Maximum size 90m² (968 sq. ft.)
- Energy efficiency incentives
- +1 parking space
Thank you