

8.3 Coach Houses (RCH, RCH1) [Bylaw 8987, Mar. 18/13]

8.3.1 Purpose

The **zone** provides for a **coach house** in conjunction with **single detached housing** where there is **vehicle access** to a rear **lane**.

8.3.2 Permitted Uses

- **housing, single detached, with:**
 - an attached or detached **coach house** in the **RCH zone**
 - only a detached **coach house** in the **RCH1 zone**

8.3.3 Secondary Uses

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**

8.3.4 Permitted Density

1. The maximum **density** is limited to one **principal dwelling unit** and one **coach house** per **lot**.
2. The maximum **floor area ratio** (FAR) is 0.6.
3. The **coach house** must have a minimum **floor area** of at least 33.0 m² and must not exceed a total **floor area** of 60.0 m².
4. For the purposes of this **zone** only, up to 10 % of the **floor area** total calculated for the **lot** in question is not included in the calculation of maximum **floor area ratio**, provided that the **floor area** is used exclusively for covered areas of the **single detached housing** or **coach house** which are open on two or more sides, with the maximum exemption for the **coach house** being 6.0 m². [Bylaw 9699, Jun 19/17]
5. An unenclosed and uncovered **balcony** of a detached **coach house** in the **RCH1 zone** shall have a maximum area of 8.0 m², and shall be located so as to face the **lane** on a mid block **lot** and the **lane** or side street on a **corner lot**.
6. Stairs to the upper level of a detached **coach house** in the **RCH1 zone** must be enclosed within the allowable **building** area.
7. Notwithstanding Section 4.2.2 of this bylaw, in the **RCH1 zone** only, where the **lot width** is between 9.0 m and 11.5 m: [Bylaw 9233, May 19/15]
 - a) a maximum of 58 m² of **enclosed parking** within a **garage** located on-site, or **parking spaces** within an unenclosed **carport** located on-site, is not included in the calculation of the maximum **floor area ratio**, provided that such **enclosed parking** or **parking spaces** are not used for **habitable space**; and [Bylaw 9233, May 19/15]
 - b) for the purposes of this subsection 8.3.4.7, a **carport** means a roofed **structure**, open on two or more sides, that is attached to the **accessory building** containing the **coach house** and that is used by the occupants of the **lot** to shelter the required **vehicle parking spaces**. [Bylaw 9233, May 19/15]

8.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

2. No more than 70% of a **lot** may be occupied by **buildings, structures and non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

8.3.6 Yards & Setbacks ^[Bylaw 9233, May 19/15]

1. The minimum **front yard** is 6.0 m, except that **accessory buildings, coach houses, carports, garages and parking spaces** must be **setback** a minimum of 15.0 m. ^[Bylaw 9233, May 19/15]
2. The minimum **interior side yard** in the RCH zone is: ^[Bylaw 9233, May 19/15]
 - a) 1.2 m for a **principal building**; ^[Bylaw 9233, May 19/15]
 - b) 0.6 m for an **accessory building** containing a detached **coach house**. ^[Bylaw 9233, May 19/15]
3. The minimum **interior side yard** for a **principal building** in the RCH1 zone is 1.2 m. ^[Bylaw 9233, May 19/15]
4. On an **interior lot** in the RCH1 zone, where the **lot width** is between 9.0 m and 11.5 m: ^[Bylaw 9233, May 19/15]
 - a) the minimum **setback** for an **accessory building** containing a **coach house** to one **side lot line** is 0.6 m for the ground floor and 1.2 m for the upper floor; and ^[Bylaw 9233, May 19/15]
 - b) the minimum **setback** for an **accessory building** containing a **coach house** to the opposite and opposing **side lot line** is 1.8 m. ^[Bylaw 9233, May 19/15]
5. On an **interior lot** in the RCH1 zone, where the **lot width** is greater than 11.5 m: ^[Bylaw 9233, May 19/15]
 - a) the minimum **setback** for an **accessory building** containing a **coach house** to one **side lot line** is 1.2 m; and ^[Bylaw 9233, May 19/15]
 - b) the minimum **setback** for an **accessory building** containing a **coach house** to the opposite and opposing **side lot line** is 1.8 m. ^[Bylaw 9233, May 19/15]
6. In addition to subsections 8.3.6.4 and 8.3.6.5, an **accessory building** containing a **coach house** on an **interior lot** with an east-west orientation shall be located closest to the southern **interior side lot line**, to reduce shadowing on the **adjacent lot** to the north. ^[Bylaw 9233, May 19/15]
7. In the RCH1 zone only, **bay windows** and **hutches** which form part of the **coach house** may project for a distance of 0.6 m into the **side yard**. ^[Bylaw 9233, May 19/15]
8. The minimum **exterior side yard** is 3.0 m. ^[Bylaw 9233, May 19/15]
9. The minimum **rear yard** is 6.0 m for the **single detached housing**, except for a **corner lot** where the **exterior side yard** is 6.0 m, in which case the **rear yard** is reduced to 1.2 m. ^[Bylaw 9233, May 19/15]
10. A detached **accessory building** other than a detached **coach house**, of more than 10.0 m² in the RCH zone may be located in the **rear yard** but no closer than 3.0 m to a **lot line abutting** a public **road** or 1.2 m to any other **lot line**. ^[Bylaw 9233, May 19/15]

11. A **coach house** in the RCH1 **zone** shall be located within 1.2 m and 10.0 m of the **rear lot line**. *[Bylaw 9233, May 19/15]*
12. The minimum **building separation space** between the principal **single detached housing** unit and the **accessory building** containing: *[Bylaw 9233, May 19/15]*
 - a) a **coach house** in the RCH **zone** is 3.0 m; and *[Bylaw 9233, May 19/15]*
 - b) a **coach house** in the RCH1 **zone** is 4.5 m. *[Bylaw 9233, May 19/15]*
13. Only one wall of the **coach house** may be attached to the **single detached housing** in the RCH **zone**. *[Bylaw 9233, May 19/15]*
14. **Coach houses** and **accessory buildings** are not permitted in the **front yard**. *[Bylaw 9233, May 19/15]*
15. Waste and recycling bins for a **coach house** in the RCH1 **zone** shall be located within a **screened structure** that is **setback** a minimum of 1.5 m from the **rear lot line**. *[Bylaw 9233, May 19/15]*
16. **Building** elements in a **coach house** in the RCH1 **zone** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project 0.6 m into the **side yard** and **rear yard**. *[Bylaw 9233, May 19/15]*
17. An unenclosed and uncovered **balcony** of a detached **coach house** in the RCH1 **zone**, located so as to face the **lane** on a mid block **lot** and the **lane** or side street on a **corner lot**, may project 0.6 m into the **rear yard**. *[Bylaw 9233, May 19/15]*

8.3.7 Permitted Heights

1. The maximum **height** for **single detached housing** is 2 ½ **storeys** or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m. *[Bylaw 9223, Apr 20/15]*
2. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
3. The ridge line of a front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
4. For the purpose of this **zone** only, **residential vertical lot depth envelope** means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question.
5. The **residential vertical lot depth envelope** is:
 - a) calculated from the **finished site grade**; and
 - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of the two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.

6. The maximum **height** for an **accessory building** containing a **coach house** shall be: ^[Bylaw 9280, Sep 14/15]
- a) in the RCH **zone**, **2 storeys** or 7.4 m, whichever is less, measured to the roof ridge; and ^[Bylaw 9280, Sep 14/15]
 - b) in the RCH1 **zone**, **2 storeys** or 6.5 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less. ^{[Bylaw 9280, Sep 14/15] [Bylaw 9490, Mar 21/16]}
7. In addition to the requirements in subsection 8.3.7.6, in the RCH1 **zone**, where the **lot width** is between 9.0 m and 11.5 m: ^[Bylaw 9233, May 19/15]
- a) any portion of the ground floor of an **accessory building** used for parking provided in a **tandem arrangement** that extends beyond the footprint of the second **storey** of a **coach house** shall be no higher than 4.0 m above the highest elevation of the crown of the **abutting lane**; and ^[Bylaw 9233, May 19/15]
 - b) the roof over the portion of the ground floor of an **accessory building** used for parking provided in a **tandem arrangement** must have a minimum pitch of 4:12 and be a gable end roof design. ^[Bylaw 9233, May 19/15]
8. In the RCH1 **zone**: ^[Bylaw 9233, May 19/15]
- a) the **first storey** of an **accessory building** containing a **coach house** facing the **single detached housing** shall have a sloping skirt roof, and the maximum **height** of the **eave** of the sloping skirt roof shall be 3.7 m above **grade**; ^[Bylaw 9233, May 19/15]
 - b) the maximum **height** to the top of the sloping skirt roof of the **first storey** of an **accessory building** containing a **coach house** facing the **single detached housing** shall be 4.0 m above **grade**; and ^[Bylaw 9233, May 19/15]
 - c) for the purpose of this subsection 8.3.7.8 only, **grade** means the finished ground elevation around the **accessory building** containing the **coach house**. ^[Bylaw 9233, May 19/15]
9. The maximum **height** for **accessory structures** is 9.0 m.

8.3.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m:

Zone	Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
RCH	6.0 m	9.0 m	24.0 m	270.0 m ²
RCH1	6.0 m	9.0 m	35.0 m	315.0 m ²

2. A **coach house** may not be **subdivided** from the **lot** on which it is located.

8.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that in the RCH and RCH1 **zone**:

- a) **fences**, when located within 3.0 m of a **side lot lane abutting** a public **road** or 6.0 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**; and
 - b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
2. A private outdoor space shall be provided on the **lot** zoned:
- a) RCH with a minimum area of 20.0 m² and a minimum width and depth of 3.0 m; and
 - b) RCH1 with a minimum area of 30.0 m² and a minimum width and depth of 3.0 m.
3. All private outdoor space, regardless if it is in the RCH **zone** or RCH1 **zone** shall not be:
- a) located in the **front yard**; and
 - b) occupied or obstructed by any **buildings, structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into the private outdoor space for a distance of not more than 0.6 m.
4. A private outdoor space in the RCH1 **zone**:
- a) shall be for the benefit of the **coach house** only;
 - b) may include an open or covered deck, unenclosed **balcony, patio** pavers, **porch** or **fenced yard** space which is clearly defined and screened through the use of **landscaping**, planting or architectural features such as trellises, low **fencing** or planters, but not space used for parking purposes; and
 - c) shall be accessed from the **rear yard, lane** or **coach house**.
5. The **rear yard** between a **coach house** and the **lane** in the RCH1 **zone**, including the **building** entry to the **coach house**, must incorporate: [Bylaw 9233, May 19/15]
- a) the planting of appropriate trees (e.g. small species or fastigate/columnar) and other attractive soft **landscaping**, but not low ground cover, so as to enhance the visual appearance of the **lane**; and [Bylaw 9233, May 19/15]
 - b) high quality permeable materials where there is a driveway to **parking spaces** and where the **lane** has curb and gutter. [Bylaw 9233, May 19/15]
6. In the RCH1 **zone**, a high quality **screen** shall be located between the **lane** and any surface **parking spaces** parallel to the **lane**, and along the **lot line** adjacent to any surface **parking spaces** if **abutting** a neighbouring **lot**. Where the space is constrained, a narrow area sufficient for the growth of plant material shall be provided at the base of the **screen**. [Bylaw 9233, May 19/15]
7. The **yard** between the **coach house** and the **road** on a **corner lot** in the RCH1 **zone** shall be designed and treated as the **front yard** of the **coach house**, not be used as private outdoor space and have quality surface treatment, soft **landscaping** and attractive plant materials.
8. Where vertical greening is used in the RCH1 **zone** as a means to improve privacy, it may include **building** walls and/or the provision of **fences** and arbours as support structures for plants. In constrained areas, tall plantings may include varieties of bamboo for **screening** and **landscaping**.

9. In the RCH1 **zone**, a minimum 0.9 m wide, unobstructed, permeable pathway must be provided: ^[Bylaw 9233, May 19/15]

- a) clearly leading from the **road** to the **coach house** entry; and ^[Bylaw 9233, May 19/15]
- b) clearly leading from the **lane** to the **coach house** entry. ^[Bylaw 9233, May 19/15]

8.3.10 On-Site Parking & Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.

2. For the purposes of this **zone** only, a driveway is any surface of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**. ^[Bylaw 9699, Jun 19/17]

3. In the RCH1 **zone**, where the **lot width** is between 9.0 m and 11.5 m: ^[Bylaw 9233, May 19/15]

- a) the required on-site **parking spaces** for the **single detached housing** may be provided in a **tandem arrangement**, with the required on-site **parking space** for the **coach house** located to one side; and ^[Bylaw 9233, May 19/15]
- b) a **coach house** may not be located above more than 2 side-by-side **parking spaces** in the detached **garage** or **carport**, as defined in subsection 8.3.4.7 (b). ^[Bylaw 9233, May 19/15]

4. In the RCH1 **zone**, where the **lot width** is greater than 11.5 m: ^[Bylaw 9233, May 19/15]

- a) a **coach house** may not be located above more than 2 **parking spaces** in the detached **garage** for the **single detached housing**; and ^[Bylaw 9233, May 19/15]
- b) the required **parking space** and driveway for a **coach house** must be unenclosed or uncovered and must be made of porous surfaces such as permeable pavers, gravel, grasscrete or impermeable wheel paths surrounded by ground-cover planting. ^[Bylaw 9233, May 19/15]

8.3.11 Other Regulations

1. **Boarding and lodging** shall be located only in a **single detached housing** unit, and not in the **coach house**.

2. A **child care program** shall not be located in a **coach house**.

3. The **coach house** must be located above a detached **garage** in the RCH1 **zone**.

4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.