



To: Planning Committee **Date:** February 3, 2012
From: Joe Erceg, MCIP **File:** 08-4045-00/Vol 01
 General Manager, Planning and Development
Re: **Form and Character Guidelines for Granny Flats and Coach Houses in Burkeville and Edgemere (2041 OCP Update)**

Staff Recommendation

That the:

- 1) Proposed Form and Character Guidelines for Granny Flats and Coach Houses in Burkeville and Edgemere (**Attachment 1**); and
- 2) Draft Single Detached Housing Zone with Granny Flats or Coach Houses in Burkeville and Edgemere (**Attachment 2**)

be approved for public consultation in the Burkeville and Edgemere areas as part of the 2041 OCP Update.

Joe Erceg, MCIP
General Manager, Planning and Development
(604-276-4083)

Att. 2

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Development Applications	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Engineering	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO
			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Staff Report

Origin

Purpose of this Report

The purpose of this report is to respond to the following referral motion of Council from September 26, 2011 with regard to Burkeville and Edgemere (the latter being the area bounded by Williams Road, No. 4 Road, Shell Road and Maddocks/Wilkinson Roads):

“That form and character guidelines for granny flats and coach houses be prepared for the 2041 OCP Update”.

In doing so, the intent is to have Council endorse the draft guidelines and a proposed new granny flat and coach house zone for Burkeville and Edgemere so that these can be presented to these neighbourhoods for comment prior to Council considering them for incorporation into the 2041 OCP Update.

Burkeville Rezoning Referral

This report also addresses the following Council referral motion from the January 16, 2012 Public Hearing with regard to a rezoning application for a proposed new coach house in Burkeville (RZ 11-562552):

“That Zoning Amendment Bylaw 8794, regarding Graham Macfarlane’s application for 140 Wellington Crescent, be referred back to staff”.

Previous Council Term Goals

The update of the Official Community Plan to the year 2041 (2041 OCP Update) addresses or supports the following previous Council Term Goals:

“#3: Ensure the effective growth management for the City through updating of the OCP (and sub area plans) to reflect current realities and future needs.”

“#7: Demonstrate leadership in and significant advancement of the City’s agenda for sustainability through the development and implementation of a comprehensive strategy that among other objectives includes the initiation and incorporation of sustainability into our City policies and bylaws”.

Granny Flat and Coach House Definitions

For the purposes of this report, a granny flat is a detached, self contained dwelling located totally on the ground floor in the rear yard of a single-family residential lot where there is a lane.

A coach house is a detached, self contained dwelling located beside and/or above the garage accessed by a lane in the rear yard of a single-family residential lot.

Background

2041 OCP Update

In 2010, Council was apprised of the results and preliminary findings from the first round of public consultation on the 2041 OCP Update and supported the next steps of public input, which included further public feedback on allowing coach houses on single-family properties (to which there was a mixed response from the first round of public consultation).

In 2011, Council:

- reviewed the results of the second round of public consultation and, among other things, directed staff to:
 - 1) undertake further public consultation in the Burkeville, Edgemere and Richmond Gardens areas to see if residents in these three areas wanted to consider granny flats and coach house options (because these neighbourhoods seemed more responsive to this proposed new form of ground oriented housing); and
 - 2) not consider any other single-family areas located away from an arterial road for granny flats and coach houses in the 2041 OCP Update (because of the negative response to this proposal from areas such as the Monds and Thompson neighbourhoods).
- based on the results of the third round of public consultation, agreed that granny flats and coach houses only be considered in the Burkeville and Edgemere areas, and not Richmond Gardens (or elsewhere, except where currently allowed in the existing OCP on arterial roads).

Planning Committee Direction in 2011

It should be noted that at the September 20, 2011 Planning Committee staff had recommended that:

- 1) granny flats and coach houses be allowed in Burkeville and Edgemere on a site by site rezoning basis;
- 2) form and character guidelines for granny flats and coach houses be prepared for the 2041 OCP Update; and
- 3) the 2041 OCP Update provide for a review of granny flats and coach houses in Burkeville and Edgemere in two years from adoption of the 2041 OCP.

Specifically, staff were proposing that granny flats and coach houses continue to be subject to Council approval through the rezoning process and certain form and character guidelines, but that this be reviewed in 2 years in both the Burkeville and Edgemere areas.

Planning Committee did not agree with this approach and instead staff were directed to:

- prepare form and character guidelines for granny flats and coach houses in Burkeville and Edgemere as part of the 2041 OCP Update; and
- explore rezoning these areas so that granny flats and coach houses would not have to go through the rezoning process.

The reason for this direction was that Planning Committee felt there was enough support in both of these areas to warrant consideration of allowing granny flats and coach houses without each one requiring a rezoning. In particular, in:

- | | |
|-------------------|---|
| <u>Burkeville</u> | - approximately 90% of the 46 respondents supported granny flats and coach houses; and
- approximately 95% of the 42-43 respondents preferred that these be allowed by building permit (no rezoning required). |
| <u>Edgemere</u> | - approximately 60% of the 36 granny flat respondents and 54% of the 22 coach house respondents supported this new form of ground oriented housing; and |

- approximately 79% of the 24 granny flat respondents and 86% of the 22 coach house respondents preferred that these be allowed by building permit (no rezoning required).

Macfarlane Rezoning Application

Previous Rezoning Applications in Burkeville

In 2009, Council approved the first rezoning application for a coach house from Robin and Jane Macfarlane for a property at 3051 Catalina Crescent (RZ 08-434507). In doing so, a new site-specific coach house zone was adopted for this site (ZS20) and the Burkeville neighbourhood (which had a number of intended improvements from the City's standard Coach House (RCH) zone used along arterial roads). All of Burkeville was apprised of the Public Hearing on this rezoning application. At the Public Hearing, there was 1 written submission in support of the rezoning and 1 written submission with concerns about whether the coach house would affect the storm drainage on the property across the lane (which City staff responded to). This coach house has not yet been built.

In 2010, Council approved the second rezoning application for a coach house from Anjali Chawla and Hamish MacDonald for a property at 251 Douglas Street (RZ 09-490139). This site too was rezoned to the new coach house zone for Burkeville (ZS20). All of Burkeville was notified for the Public Hearing. At the Public Hearing, there were 2 written submissions in support of the rezoning and 1 written submission opposing the rezoning. The latter submission had concerns about parking problems on the narrow streets, taking away green space in the yards, the intrusion onto the neighbour's privacy and past experience of renters in converted garages. This coach house has been built and is located directly across the lane from the Macfarlane rezoning application.

In 2011, the third rezoning application for a coach house was submitted by Graham Macfarlane at 140 Wellington Crescent (RZ 11-562552). Once again, it was proposed to rezone the site to the coach house zone (ZS20) created specifically for Burkeville. In light of the previous approvals and support for coach houses in Burkeville, staff recommended that this application proceed prior to the completion of the form and character guidelines for granny flats and coach houses. All of Burkeville was apprised of the Public Hearing on this rezoning application. At the Public Hearing, there were 12 written submissions in support of the rezoning (10 of which had already indicated their support for coach houses in Burkeville through the OCP consultation process) and 13 written submissions opposing this rezoning (none of which had previously commented on coach houses as part of the OCP process). A lot of the concerns related to the precedent of the one coach house already built in Burkeville. Specifically, concerns were expressed about:

- 1) Coach House Design
 - back yard privacy lost (e.g., windows looking down)
 - loss of sunlight with 2 storeys
 - ruin the views
 - no back garden left
 - dwarf existing and neighbouring houses
 - exceed size and height of house
 - too close together causing fire risk
 - roof line almost touches overhead power lines
 - glaring light and verandah overlooking neighbours

- 2) Parking
 - not enough parking on-site
 - traffic and parking problems on narrow streets
 - parking on streets blocking emergency vehicles
 - rental example at corner of Wellington & Hudson
- 3) Location
 - increased density losing small family area feeling
 - 2 storeys doesn't fit with neighbourhood
 - overcrowding neighbourhood
 - 20 minute walk to Canada Line (lack of transit services)
 - more renters "slum-like" densification
- 4) Services
 - Burkeville not designed to accommodate higher density
 - storm drainage problems (flooding)
 - increased strain on water and sewer
 - need to fill in ditches on roads for parking
 - need to pave lanes, which are not wide enough for emergency vehicles

Findings Of Fact

Form and Character Guidelines

Attachment 1 contains a copy of the proposed form and character guidelines that City staff have prepared for granny flats and coach houses in Burkeville and Edgemere for Council's consideration that would be used for public consultation in these two neighbourhoods. Illustrations will be provided at Planning Committee, Council and the public meetings.

Some of the key features of these guidelines ensure that granny flats and coach houses:

- fit into the neighbourhood and respect the privacy of the neighbours;
- recognize the unique character of Burkeville (e.g., by retaining the existing house or the current, larger front yard setback);
- provide variety in design and location, so that there is not a row of the same units;
- prohibit flat roofs unless they are a green roof/urban garden or contemporary architectural expression and ensure that the highest roof line is along the lane (not next to any houses);
- are oriented towards the lane and improve its appearance for both vehicles and pedestrians;
- complement, but not replicate, the character of the principal residence and surrounding neighbourhood;
- have appropriately sized and located windows, and no windowless building faces or dormers;
- have detailed and sensitively designed garage doors;
- have an appropriately located private outdoor space;
- retain and protect existing trees and prominent landscape features outside their building envelope;
- are serviced with underground hydro and communication lines wherever possible; and
- incorporate sustainable design elements into the site and building design and construction (e.g., rainwater management; solar power; energy star appliances; etc.).

New Zone for Burkeville and Edgemere

Attachment 2 contains a copy of the draft new single detached housing zone for Burkeville and Edgemere that would permit granny flats and coach houses in these areas. If endorsed by Council, City staff will present it to these two neighbourhoods for their feedback.

This draft zone is otherwise not different than the existing Single Detached (RS1/E) zone that currently applies to Burkeville and Edgemere (i.e., there is no change to the zoning of existing and future houses should they chose not to have a granny flat or coach house).

However, the draft zone does have an incentive to property owners that want to have a granny flat or coach house by allowing an additional 23.2 m² (250 ft²) of building area for the house. This incentive has been added in light of Planning Committee's discussion on September 20, 2011 to make the construction of a granny flat or coach house more attractive than demolishing the existing house and replacing it with a larger, new house.

The draft zone improves upon the existing Coach House zones in Burkeville (ZS20) and along arterial roads (RCH) in the following ways:

- increasing the amount of building space on the ground floor from 0% - 25% to at least 40%;
- reducing the maximum height from 2 storeys or 7.4 m (24 ft) down to 1½ storeys or 6.0 m (20 ft), whichever is less;
- introducing a new height limit of 3.7 m (12 ft) to the eaves of the first storey and facing the principal residence;
- requiring a larger private outdoor space and ensuring that it is properly landscaped and screened;
- specifying the building footprint to ensure that the coach house (and granny flat) is located as close to the lane as possible and minimizes the shadowing on lots with an east-west orientation;
- requiring stairs to the upper level to be within the coach house (no outside stairs);
- limiting the size of a balcony and requiring it to face the lane or side street on a corner lot;
- requiring the rear building façade of a coach house (and granny flat) to have a staggered setback from the lane; and
- not allowing the subdivision of the parent lot, thereby giving more room for coach houses (and granny flats).

Other key features of the draft granny flat and coach house zone that have already been presented to the public include:

- granny flats and coach houses are limited to a minimum floor area of 33.0 m² (355 ft²);
- the maximum floor area of a granny flat is 70.0 m² (755 ft²) and of a coach house is 60.0 m² (645 ft²);
- the maximum height of granny flats is 5.0 m (16 ft) or 1 storey, whichever is less;
- there would a minimum building separation between the house and the granny flat or coach house of 3.0 m (10 ft) and 4.5 m (15 ft) respectively;
- the side yard setbacks would be 1.2 m (4 ft) for granny flats and 2.0 m (6½ ft) for coach houses;

- a secondary suite would only be permitted in houses in Edgemere (not Burkeville if a granny flat or coach house is built because of parking issues);
- 3 parking spaces are required on-site (2 within the garage for the house + 1 outdoors for granny flat or coach house);
- all new parking spaces would be accessed from the lane;
- landscaping, screening and permeable materials are required along the lane and around waste and recycling bins; and
- building elements that promote sustainability may project into the side and rear yards.

Burkeville Public Hearing Concerns

Most of the concerns about Graham Macfarlane's rezoning application at 140 Wellington Crescent will be addressed by the proposed form and character guidelines and new zone for Burkeville. Staff do not envision that all of the properties in Burkeville will build a granny flat or coach house, but do believe that this is an alternative to demolishing the existing house and building a much larger home (as is currently permitted under the zoning). Concerns about traffic and parking problems on the narrow streets and lanes blocking emergency vehicles can be addressed by the City through proper traffic management planning, regulations and enforcement. Similarly, the City's water and sanitary sewer systems are adequate for the expected increase caused by the potential for granny flats and coach houses in Burkeville. Storm drainage will require analysis to determine the impact that granny flats and coach houses will have on the drainage system. Engineering will perform the analysis utilizing existing OCP Modelling funding should the residents determine they would like to proceed with granny flats and coach houses in their neighbourhood. In the event that drainage upgrades are required, staff will develop an implementation and funding strategy for Council's consideration.

Analysis

Council Options

There are 3 options if Council wants to proceed with the form and character guidelines for granny flats and coach houses in Burkeville and Edgemere.

Option 1: Prezoning and Development Permit Approach (Recommended)

Both of these areas could be designated in the 2041 OCP as "intensive residential development permit areas". As such, Council would have the ability to ensure that the granny flats and coach houses in Burkeville and Edgemere meet the proposed form and character guidelines. This option is recommended by staff, particularly if both of these areas are prezoned by the City to permit granny flats and coach houses (which staff recommend if acceptable to the neighbourhoods).

In order to make the construction of these new ground oriented forms of housing an attractive option, it is suggested that:

- Development Permit Procedure Bylaw 7273 be amended so that development permit applications for a granny flat or coach house are expedited by not requiring a Development Permit sign on the property or that they be considered by the City's Advisory Design Panel; and
- Development Application Fees Bylaw 7984 be amended to reduce the fee for a development permit for a granny flat or coach house (e.g., from \$2,055 to say \$1,000).

Staff would be responsible for processing these development permit applications as a priority, and they would not need to be reviewed by other City staff unless deemed necessary in rare cases. If Council wanted, they could also delegate the approval of granny flat and coach house development permits in Burkeville and Edgemere to the Development Permit Panel (this is not recommended at this time but would help expedite the process). Perhaps, after say two years of Council approval of development permits, the matter could be reviewed and possibly development permit decisions could be delegated to the Development Permit Panel.

Option 2: Individual Site Rezoning and No Development Permit Approach

Rather than the City rezoning the Burkeville and Edgemere areas, granny flats and coach houses could be allowed on a site by site basis by individual rezoning applications. The advantage of this approach is that Council would retain the greatest control over the land use (e.g., could require conditions of rezoning approval such as lane improvements; each application would be subject to a public hearing and would be dealt with individually). This being the case, the proposed form and character guidelines for granny flats and coach houses in Burkeville and Edgemere could be included in the 2041 OCP as policies to voluntarily guide the considerations of rezoning applications rather than specific development permit guidelines.

Staff are not recommending this option because, as suggested by Planning Committee on September 20, 2011:

- it would appear that Burkeville and Edgemere prefer not to have to go through a rezoning application;
- the City wants to make the construction of granny flats and coach houses as attractive as possible in these areas; and
- the development permit process is a better way to control the form and character of granny flats and coach houses in these neighbourhoods.

Option 3: Rezoning and Building Permit Approach (No Development Permit)

A final option would be to prezone the Burkeville and Edgemere areas for granny flats and coach houses (see **Attachment 2**) and only require a building permit for these new forms of housing (i.e., no development permit or rezoning application would be required). This being the case, the draft form and character guidelines could be an information bulletin or guide. In other words, they would be entirely voluntary and Council would not directly control the design or construction of these new forms of ground oriented housing.

Staff are not recommending this option for the following reasons:

- granny flats are totally new to Richmond and a more cautious approach should be taken to ensure that they are an attractive addition to the community;
- the City's experience with coach houses on arterial roads has not been entirely positive (in fact, Planning Committee on November 22, 2011 passed a referral motion directing staff to review the footprint of coach houses, which will be responded to separately in the near future); and
- this option would better be considered after the City has a couple of years of experience of permitting granny flats and coach houses in Burkeville and Edgemere and can see if the form and character of this new housing form is acceptable.

2041 OCP Update Process

Whichever of the above-noted options Council chooses, the following process is envisioned (subject to change):

1. Council Decision - Form and character guidelines *(February 2012)*
2. Public Consultation - Burkeville and Edgemere *(March 2012)*
3. Staff Report - Public consultation results/staff recommendation *(April 2012)*
4. Council Decision - Whether or not to incorporate granny flats/
coach houses and guidelines in the 2041 OCP Update *(May 2012)*

It should be noted that Council and the public will have other opportunities to review this matter as part of the bylaw adoption process before a final decision is rendered.

Burkeville Rezoning Applications

Depending on which option Council chooses, it is recommended that Graham Macfarlane's rezoning application at 140 Wellington Crescent (RZ 11-562552) be handled as follows:

1. This site could be rezoned to the proposed new granny flat and coach house zone either:
 - a) by the City as part of the possible Burkeville rezoning process (in which case the rezoning application would have to be delayed until the City is ready to proceed with the rezoning of Burkeville); or
 - b) on a site specific basis by Mr. Macfarlane in advance of any rezoning of the rest of Burkeville (in which case the rezoning application and zoning bylaw amendment would have to be amended so that the site specific zone mirrors the wording in the proposed new granny flat and coach house zone).
2. The proposed coach house would be subject to the proposed form and character guidelines either by:
 - a) registering a covenant requiring compliance with the form and character requirements, as a condition of rezoning 140 Wellington Crescent; or
 - b) delaying the rezoning until the 2041 OCP Update containing the proposed development permit guidelines are adopted.

Financial Impact

None.

Conclusion

The City has been considering enabling granny flats and coach houses as part of the 2041 OCP Update since 2009. Initially, the idea was to permit these in many single-family neighbourhoods in order to provide more housing choices. Based on public feedback in 2010 and 2011, the areas for which granny flats and coach houses are now being considered (aside from on the arterial roads) is limited to the Burkeville and Edgemere neighbourhoods.

On September 26, 2011, Council passed a referral motion that form and character guidelines for granny flats and coach houses be prepared for the Burkeville and Edgemere areas. This report, and the guidelines contained in **Attachment 1**, respond to this referral. At the September 20, 2011 Planning Committee, the suggestion was made that Burkeville and Edgemere be rezoned to permit granny flats and coach houses. **Attachment 2** is a draft copy of such a zone.

Should Council wish to proceed with the proposed guidelines and draft zone, it is recommended that Burkeville and Edgemere be designated in the 2041 OCP Update as “intensive residential development permit areas”. This way, the form and character of granny flats and coach houses in these two areas only would be subject to an expedited development permit process. If this is not acceptable, Council could continue to require site by site rezoning applications (the form and character guidelines would become policies to guide rezoning applications) or could allow this new form of ground oriented housing by building permit only (the form and character guidelines would be a voluntary bulletin).

Whatever decision Council makes, it has always been proposed that one final round of public consultation be undertaken in the Burkeville and Edgemere areas to ensure that they are satisfied with the direction being taken. Council will have the results of this public consultation before it makes its final decision on granny flats and coach houses in single-family neighbourhoods not located on arterial roads. Furthermore, the general public will have its opportunity for input at the public hearing for the 2041 OCP Update.



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**PROPOSED FORM AND CHARACTER GUIDELINES FOR
GRANNY FLATS AND COACH HOUSES IN BURKEVILLE AND EDGEMERE
FOR PUBLIC CONSULTATION AS PART OF THE 2041 OCP UPDATE**

1. Neighbourhood Fit

Granny flats and coach houses should demonstrate that they:

- a) respect the height and setbacks of neighbouring properties; and
- b) recognize the unique character of the neighbourhood in Burkeville (e.g., by retaining the existing house or the current, larger front yard setback).

2. Variety in Location

No two similar granny flats and coach houses should be located in a row on neighbouring lots, and wherever possible the two granny flats and coach houses should be offset from each other so as not to be located side by side.

3. Variety in Design

Variations in the design of granny flats and coach houses should be encouraged so as not to repeat the same architectural appearance, building form and elevations on the same lane in a City block (this does not prevent modular construction).

4. Scale and Massing

The tallest element of granny flats and coach houses should be located adjacent to the lane.

The upper level of coach houses should step back from the rear yard of the principal residence in order to enhance solar access to this yard and limit the sense of scale to adjacent neighbours.

5. Roofs

A flat roof is not permitted on granny flats and coach houses, unless:

- a) it is built and approved as a green roof that is an urban garden; or
- b) it has a contemporary architectural expression that is uniquely designed.

Cross gable, shed and roof lines that run across or perpendicular to the property are encouraged, with a roof pitch of between 6:12 to 8:12.

6. Privacy of Neighbours

Granny flats and coach houses should be:

- a) oriented and sited to protect the privacy and minimize the overlook and shadowing of adjacent neighbours; and
- b) screened from neighbouring yards by suitable landscaping.

7. Corner Lots

Granny flats and coach houses on a corner lot are not to be accessed by vehicles from the street but from the lane only.

Primary windows to living rooms and bedrooms may face the street and/or lane.

8. Visibility

Granny flats and coach houses should front onto and be clearly visible from the lane, with the primary entry and front door:

- a) facing towards and accessible from the lane; and
- b) illuminated at night.

A secondary entrance and access may be from the street.

9. Appearance of the Lane

Granny flats and coach houses should be designed to enhance the lane as a public road or space since this is the primary entrance and access point to these forms of housing.

10. Lighting along the Lane

Lighting on granny flats and coach houses should be designed to enhance the pedestrian experience of the lane at night by such means as eave lighting, porch lighting, and bollard or garden lights (not high-wattage, motion-activated security lights).

11. Building Materials and Colours

The exterior materials and colours of granny flats and coach houses should:

- a) complement, but not replicate, the character of the principal residence;
- b) complement the overall character of the existing neighbourhood; and
- c) have a high quality of architectural design and detailing (e.g., vinyl siding would only be permitted if finished with wood or other high quality detailing).

12. Building Facades

The primary façade of granny flats and coach houses facing the lane, and the street on a corner lot, should be:

- a) articulated to create depth and architectural interest; and
- b) visually broken into smaller components or sections to discourage wide, flat and unbroken facades.

13. Building Faces, Projections and Dormers

Granny flats and coach houses should be designed with consideration given to the relationship between window sizes and the placement and scale of building faces, projections and dormers.

14. Windows

Windows should be oriented toward the lane and be designed to maximize light penetration into the interior of granny flats and coach houses while mitigating overlook onto the principal residence and adjacent properties.

The primary living room and bedroom windows on any upper floor should face the lane.

Windows in the upper floor of coach houses facing the yard of the principal residence should be modest in size.

Side yard windows should also be modest in size and be recessed in that section of the building façade.

Building faces and dormers should not be windowless, and sidelight windows should be incorporated into bay projections.

Skylights, clerestory windows or glass block should be installed where possible.

15. Garage Doors

Garage doors should be recessed behind the main façade where feasible and designed to minimize the visual impact to the lane through careful detailing and sensitive design, such as garage windows and narrower door width facing the lane.

16. Impact on Private Outdoor Space

Granny flats and coach houses should be located so as to minimize the amount of shadow cast onto the private outdoor space of the granny flat or coach house and the principal residence.

17. Tree and Vegetation Retention

Existing trees and prominent landscape features located outside the building envelope of granny flats and coach houses should be:

- a) retained, unless proven to be diseased or in conflict with utilities and services; and
- b) protected before land clearing, demolition or construction commences.

18. Underground Services

Underground hydro and communication service lines should be utilized wherever possible to granny flats and coach houses.

19. Sustainability Initiatives

Granny flats and coach houses should incorporate sustainable design elements acceptable to the City into site and building design and construction, and exhibit design excellence through such means as:

- a) natural filtration of rainwater into a rain garden, rainwater collection system, bioswale or rock pit;
- b) solar power technology as an energy source;
- c) energy star appliance and low water plumbing fixtures;
- d) green technology building products; and
- e) naturescaping and permeable materials on outdoor surfaces.

**DRAFT SINGLE DETACHED HOUSING ZONE
WITH GRANNY FLATS OR COACH HOUSES IN BURKEVILLE AND EDGEMERE
FOR PUBLIC CONSULTATION AS PART OF THE 2041 OCP UPDATE**

1. Purpose

The **zone** applies to the Burkeville (RB1) and Edgemere (RE1) neighbourhoods and provides for **single detached housing** and, where there is a **lane**, either a **granny flat** or a **coach house**.

2. Permitted Uses

- **coach house** where a **lot abuts a lane**
- **granny flat** where a **lot abuts a lane**
- **housing, single detached**

3. Secondary Uses

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite** in the RE1 **zone** (Edgemere) only

4. Permitted Density

1. The maximum **density** is limited to one **principal dwelling unit** and one detached **granny flat** or **coach house** per lot.
2. The maximum **floor area ratio** (FAR) for a **lot** containing:
 - a) **single detached housing** only is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; and
 - b) **single detached housing** and a **granny flat** or **coach house** is 0.6 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
3. The **granny flat** must have a minimum **gross floor area** of 33.0 m² and a maximum **gross floor area** of 70.0 m².
4. The **coach house** must have a minimum **gross floor area** of 33.0 m² and a maximum **gross floor area** of 60.0 m², of which at least 40% of the **gross floor area** shall be located on the **first storey**.
5. For the purposes of this **zone** only, the following items are not included in the calculations of the maximum **floor area ratio**:
 - a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **single detached housing, granny flat** or **coach house**, which are open on one or more sides, with the maximum for the **granny flat** or **coach house** being 6.0 m²; and
 - b) 50.0 m² which may be used only for enclosed parking.

Note: Items in **bold letters** are defined in Richmond Zoning Bylaw 8500.

6. An unenclosed and uncovered **balcony** of a **coach house** 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**.
 7. Stairs to the upper level of a **coach house** shall be enclosed within the allowable **building** area.
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. 30% of the **lot area** is restricted to **landscaping** with live plant material.
6. Yards & Setbacks
1. The minimum **front yard** is 6.0 m.
 2. The minimum **interior side yard** is:
 - a) 2.0 m for a **coach house**;
 - b) 1.2 m for a **granny flat**;
 - c) 2.0 m for **single detached housing** on lots 20.0 m or more in width;
 - d) 1.8 m for **single detached housing** on lots of 18.0 m or more but less than 20.0 m in width; and
 - e) 1.2 m for **single detached housing** on lots less than 18.0 m wide.
 3. A **granny flat** or **coach house** located on a lot with an east-west orientation shall be located 2.0 m from the northern interior **side lot line** to reduce shadowing on the **adjacent lot** to the south.
 4. The minimum **exterior side yard** is 3.0 m.
 5. The minimum **rear yard** is:
 - a) 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;
 - b) 1.2 m for no more than 50% of the rear façade of a **granny flat** or **coach house**;
 - c) 3.0 m for at least 50% of the rear façade of a **granny flat** or **coach house**; and
 - d) 1.5 m for the **building** entry to a **granny flat** or **coach house** from the **rear lot line**.
 6. A **granny flat** or **coach house** shall be located within 1.2 m and 8.0 m of the **rear lot line**.
 7. Portions of the **single detached housing** which are less than 2.0 m in **height** may be located in the **rear yard** but no closer than 1.2 m to any other **lot line**.
 8. The minimum **building separation space** between the principal **single detached housing** unit and the **accessory building** containing:
 - a) a **granny flat** is 3.0 m; and
 - b) a **coach house** is 4.5 m.

9. **Granny flats, coach houses and accessory buildings** are not permitted in the **front yard**.
 10. Waste and recycling bins for a **granny flat** or **coach house** shall be located within a **screened structure** that is **setback** a minimum of 1.5 m from the **rear lot line**.
 11. **Building** elements in a **granny flat** or **coach house** 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**.
7. Permitted Heights
1. The maximum **height** for **single detached housing** is **2½ storeys** or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential lot depth vertical envelope**.
 2. The maximum **height** for the **accessory building** containing a **granny flat** is **1 storey** or 5.0 m above **grade**, whichever is less.
 3. The maximum **height** for the **accessory building** containing a **coach house** is **1½ storeys** or 6.0 m above **grade**, whichever is less. For the purposes of this zone, the **habitable space** in the **½ storey** shall not exceed 60% of the **storey** situated immediately below.
 4. The maximum **height** to the **eave** of the first **storey** of a **coach house** with a sloping roof shall be 3.7 m above **grade**.
 5. The maximum **height** to the top of the roof facing the **building separation space** between the **single detached housing** and the **coach house** shall be 4.0 m above **grade**.
 6. The maximum **height** for **accessory buildings** not containing a **granny flat** or **coach house** is 5.0 m.
 7. The maximum **height** for **accessory structures** not containing a **granny flat** or **coach house** is 9.0 m.

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.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
7.5 m	18.0 m	24.0 m	550.0 m ²

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

9. Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0 of the Zoning Bylaw.
2. A private outdoor space with a minimum area of 30.0 m² and a minimum width and depth of 3.0 m shall be provided on the **lot** where there is a **granny flat** or **coach house**. The private outdoor space:
 - a) shall be for the benefit of the **granny flat** or **coach house** only;
 - b) shall not be located in the **front yard**;
 - c) 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;
 - d) shall not be 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; and
 - e) shall be **accessed** from the **rear yard**, **lane**, **granny flat** or **coach house**.
3. The **rear yard** between a **granny flat** or **coach house** and the **lane**, including the **building** entry to the **granny flat** or **coach house**, must incorporate the planting of appropriate trees and other attractive soft **landscaping**, but not low ground cover so as to enhance the visual appearance of the **lane**, and high quality permeable materials where there is a driveway to **parking spaces**.
4. High quality **screening** shall be located between the **lane** and any **parking spaces** parallel to the **lane** and along the **lot line** adjacent to the surface **parking spaces**. Where the space is constrained, a narrow area sufficient for the growth of the **screening** shall be provided at the base of the **screening**, **fence** or at the foot of the **granny flat** or **coach house**.
5. The **yard** between the **granny flat** or **coach house** and the **road** on a **corner lot** shall be designed and treated as the **front yard** of the **granny flat** or **coach house**, not be used as private outdoor space and have quality surface treatment, soft **landscaping** and attractive plant materials.
6. Where vertical greening is used 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**.
7. A minimum 0.9 m wide, unobstructed, permeable pathway clearly leading from the **road** to the **granny flat** or **coach house** shall be provided for emergency personnel, delivery agents and visitors.

10. On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0 of the Zoning Bylaw, except that:

- a) all **parking spaces** for a lot that contains a new **single detached housing** unit and a **granny flat** or **coach house** must be **accessed** from the rear **lane** only;
- b) a **coach house** may not be located above more than a maximum of 2 **parking spaces** in the **garage** for the **single detached housing**; and
- c) the required **parking space** and driveway for a **granny flat** or 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.

11. Other Regulations

1. **Boarding and lodging** is permitted only in a **single detached housing** unit, and not in the **granny flat** or **coach house**.
2. A **child care program** shall not be located in a **granny flat** or **coach house**.
3. A **secondary suite** is not permitted in a **single detached housing** unit in Burkeville (RB1) if the lot contains either a **granny flat** or **coach house**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 of the Zoning Bylaw apply.