8.14 Single Detached with Granny Flat or Coach House – Edgemere (RE1) [Bylaw 8922, Nov 19/12]

8.14.1 Purpose

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

8.14.2 Permitted Uses

- housing, single detached

8.14.3 Secondary Uses

- bed and breakfast
- boarding and lodging
- coach house where a lot abuts a lane
- community care facility, minor
- granny flat where a lot abuts a lane
- home business
- secondary suite [Bylaw 9490, Mar 21/16]

8.14.4 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.

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.

8.14.5 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.

8.14.6 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 southern interior side lot line to reduce shadowing on the adjacent lot to the north. [Bylaw 9490, Mar 21/16]

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 65% of the rear façade of a granny flat, coach house and garage;
   c) 3.0 m for at least 35% of the rear façade of a granny flat, coach house and garage; 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.

8.14.7 Permitted Heights

1. The maximum height for principal buildings is 2½ storeys, 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 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 of 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. Repealed. [Bylaw 9280, Sep 14/15]

6. The maximum height for accessory structures not containing a granny flat or coach house is 9.0 m.

8.14.8 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.

<table>
<thead>
<tr>
<th>Minimum frontage</th>
<th>Minimum lot width</th>
<th>Minimum lot depth</th>
<th>Minimum lot area</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.5 m</td>
<td>18.0 m</td>
<td>24.0</td>
<td>550.0 m²</td>
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2. A granny flat or coach house may not be subdivided from the lot on which it is located.

8.14.9 Landscaping & Screening

1. Landscaping and screening shall be provided in accordance with the provisions of Section 6.0.
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.

8.14.10 On-Site Parking and Loading

1. On-site vehicle parking shall be provided according to the standards set out in Section 7.0, except that:
   a) 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
   b) 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.

8.14.11 Other Regulations

1. **Boarding and lodging** shall be located 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. [Bylaw 9490, Mar 21/16]

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