

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.

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

- 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) *[Bylaw 9490, Mar 21/16]*
 - 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.

