

Development Permit Area 10 – Coach Houses or Garden Suites

Description and Exemptions

All areas within the Chilliwack municipal boundary are designated as a Development Permit Area (Development Permit Area 10) under Section 919.1(e) of the *Local Government Act*, for the establishment of objectives and the provision of guidelines for the form and character of a coach house or garden suite.

Within the designated area, a Development Permit is required for:

1. New earthworks and construction on land for the purpose of creating a coach house or garden suite; and,
2. Addition to or (exterior) alteration of an existing coach house or garden suite.

A Development Permit is not required for:

1. Internal renovations to an existing structure; and,
2. Minor exterior alterations to an existing structure which does not affect compliance with the Design Guidelines.

Rationale for DPA Establishment

The reasons for this Development Permit Area are to ensure that new infill residential development meets a high standard of form and character design while integrating into the natural features of the surrounding environment, incorporates a scale, siting, and form that is compatible with the existing neighbourhood.

Objectives

The objectives of this Development Permit Area are to ensure that a new coach house or garden suite:

1. Meets a high standard of site and building design;
2. Integrates seamlessly into existing neighbourhoods;
3. Protects privacy of neighbours; and,
4. Accommodates natural terrain through innovative design.

Guidelines

Development permits issued shall be in accordance with the following requirements:

1. Design:

- 1.1 Coach house and garden suite design shall match architecturally with the principal dwelling with respect to the roofline, massing, shape, scale, proportion, exterior finishes, and colour. The maximum height is 6.5m (a single-storey over a standard vehicle garage or a 2 storey garden suite).



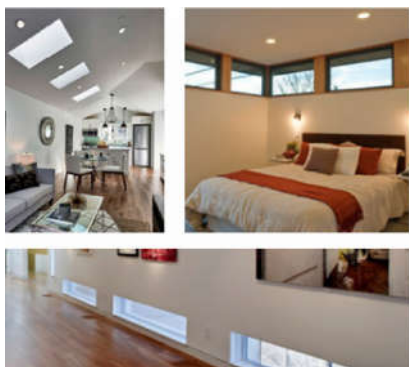
Images showing compatible architectural styles



1.2 Coach houses shall be designed as a single level apartment unit, with all services and rooms forming part of the unit located on the same floor. Coach houses accessed by an interior staircase shall meet setback requirements, be located within an entrance foyer with a maximum area of 2m² and designed for exterior access only.

1.3 Coach house and garden suite windows should be oriented to the internal lot, the laneway, or flanking street (if on a corner lot) and placement shall limit any overlooking of adjacent lots through the careful placement of windows or screening. Windows facing the garden and side yards should be modestly sized. The utilization of frosting and/or clerestory windows on walls facing neighbouring properties is required.

1.4 Skylights are encouraged for coach houses to increase light and ventilation without encroaching on the privacy of adjacent lots.



Skylights and windows carefully designed to reduce overlooking onto neighbours while still allowing for natural light and views of outside.

1.5 In areas with steep slopes, the design of the structure should reflect and incorporate the natural terrain.

1.6 Balconies and/or decks are only permitted on the portion of the structure oriented towards the principal dwelling unit with a maximum height of 3.0m; roof decks are strictly prohibited.

1.7 Break up the solid wall of double garage doors by either using single garage doors or double garage doors with windows or other architectural elements.

2. Siting:

2.1 The coach house or garden suite should be located behind or beside the principal dwelling.



Coach house backing onto lane that includes a recessed covered "stoop".

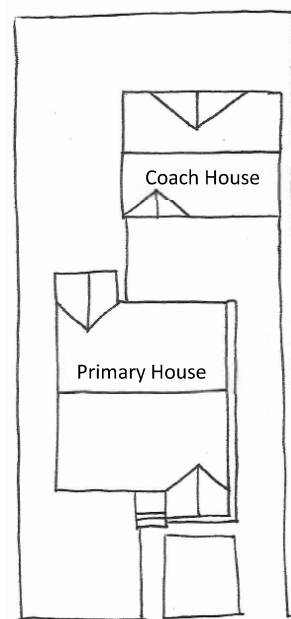
2.2 Coach houses and garden suites that back onto a lane should not be accessed directly off the lane but rather include a recessed, preferably covered landing or "stoop".

2.3 In the case of corner lots; lots with laneway access or double fronting lots, the structure should be directly oriented to (front door facing) the adjacent right-of-way.

3. Access:

3.1 In the case of corner lots; lots with laneway access or double fronting lots, the building can be accessed by the laneway or flanking street if the flanking street is a local road. On all other streets, access to the structure is limited to a shared driveway.

3.2 Address signs are required for all units, either located both on the street entrance and on the lane to clearly identify the unit for visitors, deliveries, and emergency responders.

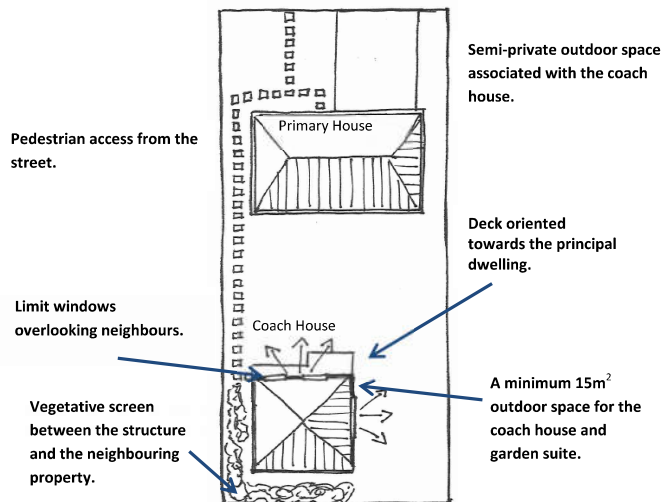


Parking located within the rear of the lot and access to the coach house is limited to a shared driveway.

3.3 Pedestrian access shall be provided from the front street to the coach house or garden suite for emergency responders, deliveries and visitors, and include signage and lighting. Pervious materials such as pavers may be considered.



Semi-private outdoor space associated with the coach house or garden suite.



4. Outdoor Space:

- 4.1 A minimum of 15m² of semi-private outdoor space should be clearly associated with the coach house or garden suite.
- 4.2 A view obstructing screen, with a minimum height of 1.5m, is required between the structure and the neighbouring properties. The screen may consist of a berm, fence, masonry wall or vegetation screen.

5. Outdoor Lighting:

- 5.1 Coach house and garden suite lighting must be oriented to the unit and not intrude on neighbouring properties. Pathway lighting, non-glare down cast LED lights for entrance features, and other lighting features should complement the architectural and landscape style of the unit.



Pathway lighting

6. Landscaping:

- 6.1 Landscaping on rear lanes is encouraged to enhance the visual amenity of the lane and break up solid lines of fencing but shall not impede visibility for vehicle movement.

COMPREHENSIVE PLANS

The Downtown Land Use and Development Plan is attached and forms part of this bylaw as Schedule D1, entitled "Downtown Land Use and Development Plan."

The Eastern Hillside Comprehensive Development Plan is attached and forms part of this bylaw as Schedule D2, entitled "Eastern Hillside Comprehensive Development Plan."

The Agricultural Area Plan is attached and forms part of this bylaw as Schedule D3, entitled "Agricultural Area Plan."

The Alder Neighbourhood Plan is attached and forms part of this bylaw as Schedule D4, entitled "Alder Neighbourhood Plan."