

# DPA 10 | Coach House Intensive Residential

**Development Permit Area 10 – Coach House Intensive Residential** is designated under Section 919.1(1)(e), (h), (i), and (j) of the *Local Government Act* to guide the form and character of coach houses:

- i) on land designated as **Development Area 10 (DPA 10)** on *Official Community Plan Map 2*; and
- ii) constructed on parcels less than 0.4 hectares in size.

Prior to construction of a coach house building, an owner of property within DPA 10 shall apply to the Town of Ladysmith for a development permit.

The purpose of **DPA 10** is to establish objectives and provide guidelines for:

- i) The general character of the development, including siting and form, landscaping, and the exterior design and finish of buildings and other structures; and
- ii) The promotion of energy conservation, water conservation, and the reduction of greenhouse gas emissions.

## OBJECTIVES

The *Ladysmith Vision for a Sustainable West Coast Town* encourages increasing density in the Town’s existing residential neighbourhoods, as well as increasing the diversity of housing across the community. The objective of DPA 10 is to provide guidance for the design and placement of coach houses on residential parcels. The DPA 10 guidelines are intended to:

- i) Establish good neighbour design standards and livability for all residents;
- ii) Encourage design that enhances and reinforces the traditional character of Ladysmith’s residential neighbourhoods; and
- iii) Encourage sustainable design practices.



## GUIDELINES

### 1. Building Character & Design

- a) The design of a coach house dwelling should respect the massing, scale and proportion of buildings on neighbouring properties; and should not overpower the principal dwelling or the neighbouring buildings.
- b) Coach house design and materials must be harmonious with the design and materials of the principal residential building and the character of the neighbourhood.
- c) Attention should be paid to architectural style, character, quality of materials, detailing, scale and roof structure of the coach house dwelling. Pitched roofs are encouraged, with a 6:12 pitch.
- d) Coach houses shall be designed to respect privacy, sunlight exposure, and views of neighbouring properties.

- e) Overlook must be reduced, and the views from adjacent properties should be respected by adapting the scale, massing, and location of the coach house to follow the topography and natural features of the site.
- f) Upper level windows facing sideyards should be modestly sized or should be frosted or otherwise obscured to discourage overlook.
- g) To minimize overlook, dormers facing an adjacent residential side or rear yard should not exceed 50% of the coach house length .
- h) Upper level balconies may not face side yards adjacent to residential properties.
- i) The maximum permitted size for upper level balconies and decks is 7.5m<sup>2</sup>. Flat roofs may not be used for roof deck areas.

## 2. Accessibility and Livability

- a) A continuous unobstructed pathway should be provided from the fronting street to the primary coach house entrance. The pathway should have a minimum width of 90 centimetres, with a vertical clearance of at least 2.1 metres, and should not be more than 45 metres in length (as measured from the fronting street to the principal entrance of the coach house dwelling).
- b) The coach house building should be located so that it is visible from the street, if siting conditions allow.
- c) The street address of the coach house dwelling must be placed on a signpost, adjacent to the pathway leading to the coach house, so that the address is visible from the street.
- d) If the coach house is located on a lot with a rear lane/alley the following additional guidelines shall apply to enhance the lane:
  - i) The coach house entry and door should be placed on the lane where feasible. A safe entry area should be provided so that people leaving and entering the coach house can be seen by vehicles on the lane.
  - ii) The coach house should have an outlook to the lane with primary living areas and windows facing the lane.
  - iii) Upper level decks may only be oriented to lanes, and should not be oriented to adjacent residential properties.
  - iv) The space between the lane and the coach house should be permeable and attractively landscaped.
  - v) Lighting should be provided for residents and pedestrians to enhance the safety of the lane at night.



### 3. Landscaping

- a) Site planning should be guided by the identification and preservation of existing trees, and other natural features.
- b) Locate new landscaping to respect views, sunlight, and privacy of neighbouring properties, and use landscaping to enhance the privacy of side and rear yards.
- c) The use of native, drought tolerant plants is preferred.
- d) Herbicide and pesticide use should be avoided.
- e) Garbage and recycling needs must be provided onsite and must be screened from view.
- f) Parking areas should have permeable surfaces, such as permeable pavers, gravel, grass-crete, or impermeable wheel paths with ground-cover plantings in the centre and sides.
- g) An at-grade outdoor amenity space should be provided for the coach house inhabitants, that:
  - i) Has a minimum area of 7.5 square metres, (not including upper level balconies or areas for parking purposes).
  - ii) Has a landscape screen, with a minimum 1.2 metre height, to provide privacy for the amenity space.
  - iii) Is permeable, and immediately adjacent to and accessible from the entry of the coach house.

### 4. Energy Conservation

- a) It is recommended that new buildings be designed to the Energuide 80 standard.

### 5. Rain Water Management

- a) Rainwater capture and re-use systems are encouraged.
- b) Surface treatments, such as permeable pavers, pervious asphalt and concrete, or reinforced paving/grass are encouraged to increase site permeability.



### 6. Water Conservation

- a) High-efficiency and water-saving irrigation systems are encouraged.

### 3. Landscaping

- a) Site planning should be guided by the identification and preservation of existing trees, and other natural features.
- b) Locate new landscaping to respect views, sunlight, and privacy of neighbouring properties, and use landscaping to enhance the privacy of side and rear yards.
- c) The use of native, drought tolerant plants is preferred.
- d) Herbicide and pesticide use should be avoided.
- e) Garbage and recycling needs must be provided onsite and must be screened from view.
- f) Parking areas should have permeable surfaces, such as permeable pavers, gravel, grass-crete, or impermeable wheel paths with ground-cover plantings in the centre and sides.
- g) An at-grade outdoor amenity space should be provided for the coach house inhabitants, that:
  - i) Has a minimum area of 7.5 square metres, (not including upper level balconies or areas for parking purposes).
  - ii) Has a landscape screen, with a minimum 1.2 metre height, to provide privacy for the amenity space.
  - iii) Is permeable, and immediately adjacent to and accessible from the entry of the coach house.

### 4. Energy Conservation

- a) It is recommended that new buildings be designed to the Energuide 80 standard.

### 5. Rain Water Management

- a) Rainwater capture and re-use systems are encouraged.
- b) Surface treatments, such as permeable pavers, pervious asphalt and concrete, or reinforced paving/grass are encouraged to increase site permeability.



### 6. Water Conservation

- a) High-efficiency and water-saving irrigation systems are encouraged.