

DPA 10 | COACH HOUSE

Development Permit Area 10 – Coach House Intensive Residential

is designated under Section 418(1)(a),(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 9; 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. In DPA 10 a development permit is also required prior to the conversion of an accessory building for coach house dwelling use.

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 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. Support meeting the greenhouse gas



emissions reduction targets in the Official Community Plan, including through sustainable design and building technologies.

GUIDELINES

1. Building Siting & Massing

- 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. Overlook should 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.
- c. The coach house building should be oriented towards the rear lane or an exterior side parcel line where present.
- d. The coach house should be located so that it is visible from the street, if siting conditions allow.
- e. Site planning should be guided by the identification and preservation of existing trees, and other natural features.
- f. The minimum distance between a single unit dwelling and coach house specified in the Zoning Bylaw may be reduced to improve the separation between the Coach House and adjacent properties; to allow for retention of existing trees; or to ensure the coach house does not overpower the massing, scale and proportion of adjacent buildings.
- g. Two-storey coach houses should only be permitted where there are existing two-storey buildings located on the parcel or on an adjacent parcel.
- h. The maximum height of a coach house in the Zoning Bylaw may be reduced to ensure the coach house does not overpower the massing, scale and proportion of adjacent buildings.
- i. On-site landscaping should promote opportunities for passive

heating/cooling. For example, deciduous trees adjacent to south elevations can provide shade in the warmer months and passive solar gain in the colder months.

2. Building Character & Design

- j. Coach house design and materials should be harmonious with the design and materials of the principal residential building and the character of the neighbourhood.
- k. Attention should be paid to architectural style, character, quality of materials, detailing, scale and roof structure of the coach house dwelling.
- l. Pitched roofs are encouraged, with a 6:12 pitch.
- m. Coach houses should be designed to respect privacy, sunlight exposure, and views of neighbouring properties.
- n. Upper level windows facing sideyards should be modestly sized or should be frosted or otherwise obscured to discourage overlook.
- o. Upper level balconies may not face side yards adjacent to residential properties.
- p. Upper level balconies and decks should be modest in size and not cause overlook. Flat roofs should not be used for roof deck areas.
- q. Access to second storey coach houses should be provided by an interior staircase rather than exterior staircase.



3. Accessibility and Liveability

- 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 street address of the coach house dwelling should be placed on a signpost, adjacent to the pathway leading to the coach house, so that the address is visible from the street.
- c. Where a coach house is located on the second storey, exterior staircases are discouraged.
- 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 should 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.

4. Landscaping

- a. New landscaping should be located to respect views, sunlight, and privacy of neighbouring properties, and use landscaping to enhance the privacy of side and rear yards.
- b. Native, drought tolerant plants should be used.
- c. Herbicide and pesticide use should be avoided.
- d. Garbage and recycling needs should be provided onsite and should be screened from view.

- e. 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.
- f. 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.

5. Energy Conservation and Greenhouse Gas Emissions Reductions

- a. Electric vehicle charging stations should be provided.
- b. The distribution of natural daylight into a building's interior spaces should be maximized to reduce electric lighting use.
- c. Where possible, greater floor to ceiling heights should increase the amount of interior space that can be day-lit from windows, and to allow for vertical air ventilation, particularly for units with exterior walls on only one side.
- d. Passive design strategies that take advantage of site-specific climatic conditions should be employed wherever possible depending on site characteristics. For siting considerations, this includes:
 - i. Buildings should be oriented to take maximum advantage of site-specific climatic conditions, especially solar access and wind flow.
 - ii. Windows should be strategically designed, sized, and placed to manage year-round passive solar gain, while maximizing privacy where relevant.
 - iii. Roof overhangs, fixed fins, awnings, or other solar shading devices should be incorporated on south-facing windows to

provide shade from peak summer sun while also enabling sunlight penetration during winter months.

- d. A construction waste management plan should be implemented that identifies materials to be diverted from disposal and whether materials will be sorted on-site or commingled. Construction waste should be tracked, and strategies should be implemented to reduce the amount of materials landfilled or incinerated.

6. 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. Asphalt and impervious concrete surfacing should be minimized.

7. Water Conservation

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

