

A

ACCESSORY COACH HOUSE DEVELOPMENT PERMIT GUIDELINES LEVEL-A STAFF APPROVAL



the
city
of north
vancouver

Maximum: 1 storey; 15 feet height; 800 square feet

Table of Contents

Section		Page
.1	Introduction.....	2
.2	Guiding Principles.....	3
.3	Development Approval Process.....	4
.4	Development Permit Guidelines.....	5
4.1	Site Requirements.....	5
4.2	Gross Floor Area.....	6
4.3	Height Envelope.....	6
4.4	Size, Shape and Siting.....	7
4.5	Design.....	8
4.6	Parking.....	10
4.7	Landscaping.....	11
4.8	Servicing.....	12
4.9	Accessory Uses.....	12
Appendix:		
	Definitions.....	13

1 INTRODUCTION

Coach Houses are detached non-strata units also known as granny suites, lane way housing, garden suites and carriage houses. They are accessory to a principal one-unit dwelling.

Historically, they have been present in the community over the last century. In the early 1900s, a coach house was sometimes the first unit built on a lot to house the owners while the principal residence was constructed. The coach house sometimes survived afterwards at the rear of the lot. Usually they were replaced by a garage. Other times they were built to provide housing for expanding or extended families.

The City's 2002 Official Community Plan (OCP) was the first policy document to introduce the potential for coach houses on lots occupied by one-unit principal dwellings (single family lots). These lots are primarily zoned RS in the Zoning Bylaw.

All lots zoned RS in the City are currently allowed to have one principal dwelling unit and one accessory secondary suite which is contained within the existing dwelling. Coach houses are similar to secondary suites except they are detached from the principal residence usually located at the rear of the lot.

Coach House Benefits

There are a number of benefits that coach houses can offer to the community including:

- Additional diversity and choice in the housing stock
- More opportunities for rental housing units
- Greater privacy and independence for both the owner and the tenant
- Ground-oriented living with garden access
- A more livable alternative to basement suites
- Potential accommodation for extended family or caregivers
- Rental income for homeowners
- Opportunities for people to age in place and stay on their properties as their lifestyles change over time
- Rental housing for young people, seniors and families
- Improvement to the "streetscape" and character of our existing laneways

Accessory Coach House Units vs. Infill Units

The City distinguishes between accessory coach houses and infill units. An "infill unit" is a full principal dwelling unit in a duplex or higher density zoning category that is detached, and may be stratified. A "coach house" is detached unit that is subordinate in size to the principal home, and must be non-stratified (both units under common ownership). The owner must reside on the property. In effect, an Accessory Coach House is a detached accessory secondary suite.

2 GUIDING PRINCIPLES

Coach Houses should:

- Be subordinate in size to the principal or future residence on the property
- Compliment but not replicate the principal residence
- Respect the scale and built form of neighbouring properties
- Respect the privacy of adjacent neighbours by trying to minimize overlook and shadowing impacts
- Animate the lane and/or adjacent streets by locating habitable space at ground level and providing articulation in the facades
- Respect prominent existing trees and landscape features
- Incorporate sustainable design elements into site and building design and construction
- Exhibit design excellence

Definition & Intent

A Level-A Accessory Coach House is a secondary building used for an Accessory Coach House Use, usually located at the rear of a lot, adjacent to the lane. It may contain a toilet, bathroom, sleeping and living areas and cooking facilities. It should be subordinate in size to the one-unit principal residence on the property. It may not be stratified.

The City recognizes that Level-A Accessory Coach Houses are similar in scale to Accessory Buildings (garages). Such small scale Accessory Coach Houses have significantly less potential to have impacts on neighbouring properties. Level-A Accessory Coach Houses are limited to 800 square feet, one storey / 15 feet high. Given their reduced scale and massing, applications complying with the Level-A Accessory Coach House Development Permit Guidelines are processed through a Development Permit issued by staff.

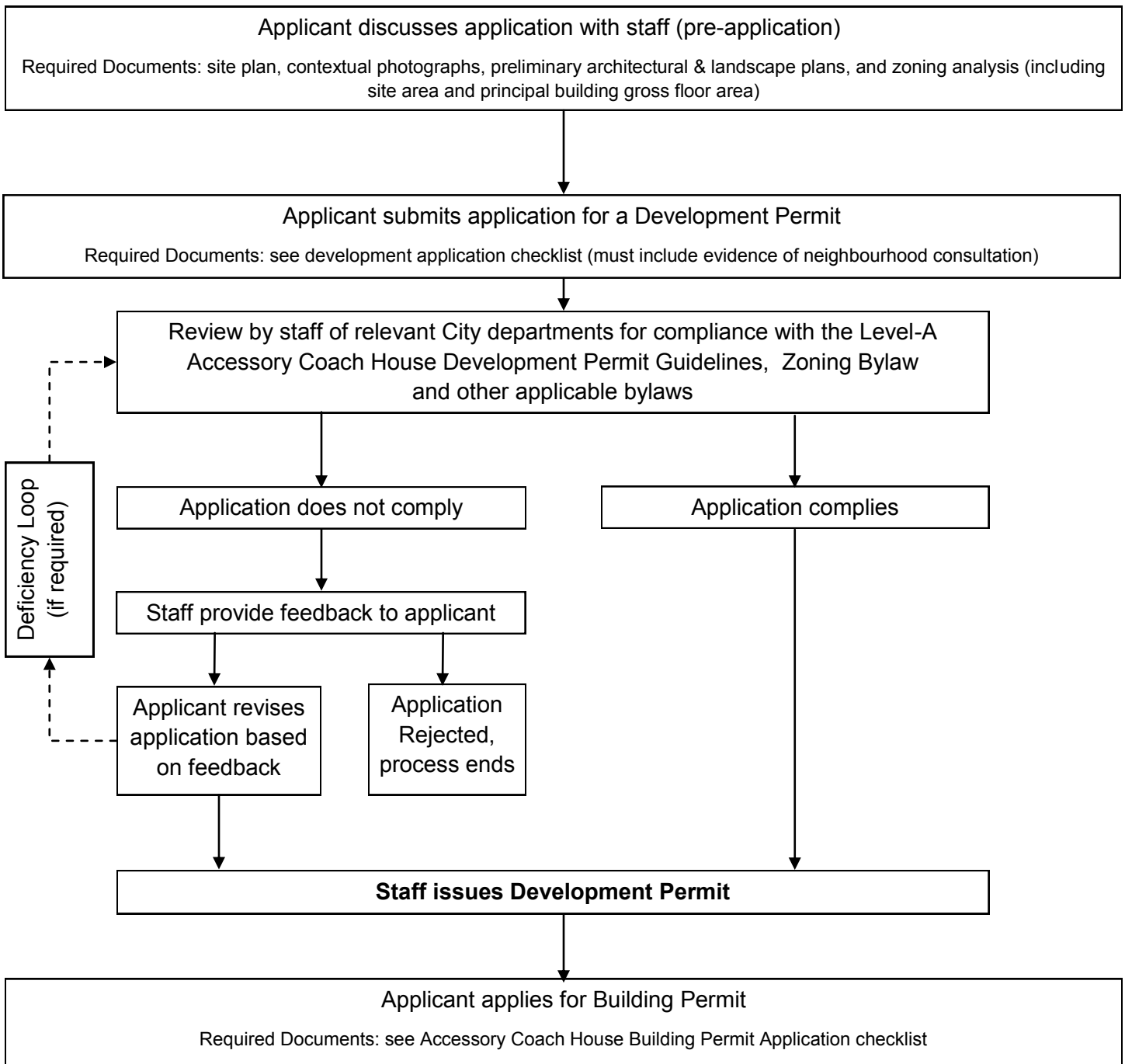
Permitting coach houses in the city is a tool to introduce more detached accessory secondary suites into the housing mix in a way that integrates and blends into existing single family neighbourhoods. A variety of coach house sizes and forms is encouraged to optimize choices for extended families, aging-in-place, and to serve as possible mortgage helpers.

This document intends to provide a framework of guidelines that will support the preparation of development proposals for Level-A Accessory Coach Houses as secondary buildings that add value to our neighbourhoods and provide a new form of rental housing in the City.

Applicants seeking a larger Accessory Coach House or variances to zoning standards should refer to the Level-B Accessory Coach House Development Permit Guidelines.

3 DEVELOPMENT APPROVAL PROCESS - DEVELOPMENT PERMIT

The development permit approval process for a Level-A Accessory Coach House is illustrated below. Applicants must demonstrate that they have consulted with their neighbours and include supporting information.



4 Development Permit Guidelines

These Guidelines apply to all Lots with a Level-A Accessory Coach House building as designated in Zoning Bylaw 1995, No. 6700 for the purpose of establishing objectives for the form and character of intensive residential development.

The objective is to introduce detached accessory secondary suites into the housing mix in a way that integrates and blends these buildings into existing one unit neighbourhoods. Applicants and designers are asked to consider the appropriate size and massing, and potential impact on adjacent neighbours, in order to achieve this integration into the existing residential fabric.

These Guidelines have been created to guide applicants through the design process for developing Level-A Accessory Coach Houses. Related zoning bylaw requirements have also been included (in italics and bold) for the convenience of an applicant and designer. Refer to Zoning Bylaw 1995, No. 6700 for all applicable up to date definitions.

The Appendix lists definitions excerpted from the Zoning Bylaw for convenience only. Refer to Zoning Bylaw 1995, No. 6700 for all applicable up to date definitions. If a conflict exists between these Development Permit Guidelines and the Zoning Bylaw, the Zoning Bylaw will take precedence.

4.1 Site Requirements

Minimum Lot Area - Accessory Coach Houses are permitted on lots that are a minimum 33.0 feet in width and are at least 3,900 square feet. Lane access is not required.

An Accessory Coach House “shall not be permitted on a Lot of less than 362.3 square metres (3,900 square feet) or on a Lot with a width of less than 10.1 metres (33.0 feet) based upon the original survey dimensions;” [S. 509(6)(a)]

Maximum Number of Units - A property may have one secondary unit, either as part of the principal residence (Accessory Secondary Suite) or a detached Accessory Coach House, but may not have both.

“An Accessory Coach House Use shall not be permitted on a Lot with an Accessory Secondary Suite Use;” [S.507(12)(d)]

Owner Occupancy - The owner must reside on the lot, either in the Accessory Coach House or in the Principal Building.

“An Accessory Coach House Use shall be permitted where the One-Unit Residential building or the Accessory Coach building is Owner-occupied;” [S.507(12)(b)]

Maximum Site Lot Coverage - Maximum of 40% for all buildings on the lot of which the coach house should not exceed 15%.

Lot Coverage (Principal Building plus Accessory Coach House Building) “shall not exceed a maximum total combined Lot Coverage of 40% of which the Principal Building shall not exceed 30%;” [S.509(3)]

4 Development Permit Guidelines

4.2 Gross Floor Area

Level-A Accessory Coach House Gross Floor Area (GFA) is limited by both (a) the total Gross Floor Area permitted on a Lot with a One-Unit Residential Use AND (b) by the maximum allowable Gross Floor Area for a Level-A Accessory Coach House building. Please note that the GFA of the Principal Building and Lot Coverage may limit the potential size of the Accessory Coach House.

(a) Maximum Site Gross Floor Area - The total density for a lot may not exceed the lesser of 0.5 x lot area or 0.3 x lot area plus 1,000 square feet.

"The total combined Gross Floor Area (One-Unit Residential) and Gross Floor Area (Accessory Coach House) shall not exceed the lesser of either:

0.5 times the Lot Area; or

0.3 times the Lot Area plus 92.9 square metres (1,000 square feet);" [S. 509(2)]

AND

(b) Maximum Gross Floor Area (Coach House, Accessory) - The total Gross Floor Area of a Level-A Accessory Coach House is limited to the lesser of 0.15 times the Lot Area, or 74.32 square metres (800 square feet);

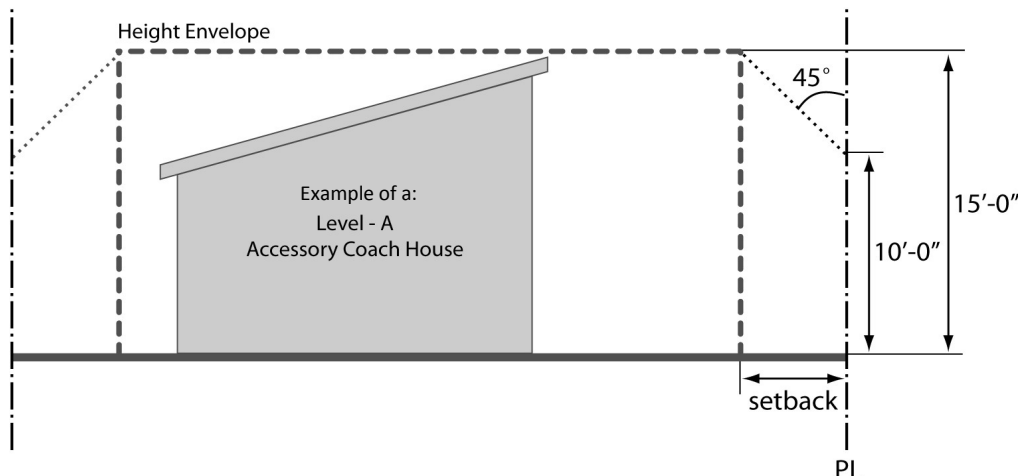
"...the maximum Gross Floor Area (Accessory Coach House) shall not exceed the lesser of either: (a) 0.15 times the Lot Area; or (b) 74.32 square metres (800 square feet);" [S. 509(2)]

4.3 Height Envelope

Height - Level-A Accessory Coach Houses shall not exceed one storey, nor a Height Envelope of 3.048 metres (10.0 feet) which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 4.57 metres (15.0 feet).

Accessory Coach House Buildings "shall not exceed a Height Envelope of 3.048 metres (10.0 feet) which may increase at an inward angle of 45 degrees to the horizontal to reach a maximum 4.572 metres (15.0 feet) as shown in Figure 5-4;" [S.509(6)(b)]

Level-A Accessory Coach House Building Height Envelope [(Figure 5-4) "Accessory Coach House Use Standards"]



4 Development Permit Guidelines

4.4 Size, Shape and Siting

Lot Coverage - should not exceed a Lot Coverage of 15%, or 74.32 square metres (800 square feet) whichever is less. **Note:** the total combined Lot Coverage (Principal Building plus Accessory Coach House Building) shall not exceed a maximum of 40%.

“Lot Coverage (Principal Building plus Accessory Coach House Building) shall not exceed a maximum total combined Lot Coverage of 40% of which the Principal Building shall not exceed 30%;”[S.509(3)]

Roof Design - All roof shapes are considered providing they comply with the height envelope (see Section 4.3 Height Envelope).

- (a) Dormers of no more than 1.219 metres (4.0 feet) in width and gable ends may project beyond the Height Envelope, but in no way shall these projections exceed the maximum Height Envelope of 4.57 metres (15.0 feet);
- (b) Relaxations to the height envelope will be considered for projections resulting from “green” building initiatives. e.g. solar panels, green roofs, solar hot water heating systems and rainwater collection systems.

Setbacks - Accessory Coach Houses should be sited not less than:

- (a) 1.52 metres (5 feet) from the Rear Lot Line;
- (b) 1.52 metres (5 feet) from the Interior Side Lot Line;
- (c) 3.05 metres (10 feet) or 0.2 times the Lot width; whichever is less, from the Exterior Side Lot Line. On corner lots with a lot width of 10.0 metres (33 feet) or less, a setback of 1.5 metres (5.0 feet) from the Exterior Lot Side Lot Line may be considered;
- (d) 6.07 metres (20 feet) from a Principal Building, including porches and balconies;
- (e) 7.62 metres (25 feet) from the intersection of the Lot lines along two Streets;

See (f) below;

- (f) 4.52 metres (15 feet) from the intersection from the point of intersection of two lanes, or of a Street and a Lane;

“All driveway crossings providing ingress and egress to a Parking or Loading area shall be located at a minimum distance of 7.62 metres (25 feet) from the point of intersection of two streets, or 4.52 metres (15 feet) from the point of intersection of two lanes, or of a Street and a lane, when such road allowances intersect at an interior angle of 135 degrees or less;”[S.906(4)(h)]

Siting Exceptions - Allowable projections into the recommended setbacks include eaves, cornices, leaders, gutters, canopies or sunlight control projections, which may project beyond the face of the Accessory Coach House Building; the minimum distance to an abutting Lot Line as recommend elsewhere in the Guidelines may be reduced by:

- (a) 0.91 metres (3.0 feet) from an abutting Rear Lot Line;
- (b) 0.91 metres (3.0 feet) from an abutting Interior Side Lot Line;
- (c) 1.52 metres (5.0 feet) from an abutting Exterior Lot Line;
- (d) 1.52 metres (5.0 feet) from a Principal Building.

4 Development Permit Guidelines

Where Unenclosed balconies, Unenclosed porches or steps project beyond the face of the Accessory Coach House Building, the minimum distance to an abutting Lot Line as permitted elsewhere in the Guidelines may be reduced by:

- (a) 0.76 metres (2.5 feet) from an abutting Rear Lot Line;
- (b) 0.76 metres (2.5 feet) from an abutting Interior Side Lot Line;
- (c) 1.52 metres (5.0 feet) from an abutting Exterior Lot Line;
- (d) 1.52 metres (5.0 feet) from a Principal Building.

Site Planning – Accessory Coach Houses should:

- (a) identify and maximize usable and private outdoor space associated with both the Accessory Coach House Building and the Principal Building;
- (b) be located in the rear 25% of the lot;
- (c) be visible from the street if site conditions allow;
- (d) be no wider than 70% of the linear distance constituting the rear lot line;
- (e) minimize the amount of shadow cast on to private open space of adjacent properties.

4.5 Accessory Coach House Design

Habitable Space at Grade

- (a) A minimum of 30% of the width of the façade facing the rear lot line should be designed to communicate the residential use behind it;
- (b) Articulation of all facades including the lane façade are encouraged. Direct connections between in door living spaces and usable outdoor landscaped spaces are also encouraged.

Relationship to Neighbours

- (a) Respect the rhythm, scale and height of the existing streetscape and lanescape;
- (b) Create visual interest by providing variations in height and massing within the design;
- (c) Incorporate living areas within the volume of sloped roofs and eliminate enclosed parking to reduce massing.

Sloping Sites

- (a) On steeply sloping sites, the views from adjacent properties should be respected by adapting the scale, massing and location of the coach house development to follow the topography and natural features of the site.

4 Development Permit Guidelines

Unit Identity

- (a) Accessory Coach Houses must have an individual address or a unit identity number clearly visible from the street and illuminated at night;
- (b) The primary entrance should be accessible directly from the street;
- (c) For all lots, a minimum 1.0 metre (3.28 feet) clearance for emergency pedestrian access must be provided from the street to the coach house unit and be illuminated at night.

Architectural Elements

- (a) Accessory Coach House elevations should be articulated to create depth and architectural interest;
- (b) Garage doors should be designed to minimize the visual impact to the lane through careful detailing and sensitive design;
- (c) Design and locate windows to maximize light penetration into the coach house interior while mitigating overlook into other units;
- (d) To mitigate privacy concerns a maximum of 3.7 square metres (40 square feet) of covered porches at grade and 7.4 square metres (80 square feet) of open balcony or deck over 1.0 metres (3.28 feet) should be constructed;
- (e) Balconies and decks should be screened and located to provide privacy for both the coach house unit and to minimize overlook on to adjacent units or properties;
- (f) Building products should demonstrate sustainable principles with high quality design and detailing;
- (g) Architectural style should not imitate the style of the principal residence but should respect its character;
- (h) One storey Accessory Coach Houses are encouraged to be designed to meet Level 2 of the City of North Vancouver Adaptable Design Guidelines.

Heritage

- (a) Accessory Coach House development proposed for a property that is listed on the Heritage Register should be designed to respect the architectural character of the heritage listed home without replicating the original house;
- (b) Legally protecting heritage homes listed on the City's Heritage Registry is encouraged as part of the application process.

Energy Conservation

- (a) Install energy star appliances;
- (b) Engage in energy testing to determine efficiency of coach house performance and construction;
- (c) Consider incorporating solar energy systems or pre-plumbing for future installation.

4 Development Permit Guidelines

Waste and Recycling

- (a) There should be waste and recycling bins provided for each unit;
- (b) Bins should be screened and secured within an enclosed structure that is set back a minimum of 1.5 metres (5.0 feet) from the rear property line;
- (c) Waste and recycling bins integrated into the coach house building with no interior access may be excluded from Gross Floor Area calculations to a maximum of 4.6 square metres (50 square feet).

“Gross Floor Area (Coach House, Accessory) means the total areas of all of the floors... excluding... floor areas with no access from the interior of the Building up to a maximum 4.6 square metres (50 square feet) for the purpose of storing recycling and waste bins;” [Part II: Interpretation Gross Floor Area (Coach House, Accessory)]

Corner Lots

- (a) Accessory Coach Houses at the rear of corner lots should front the flanking street;
- (b) Living space should front the flanking street and parking uses should be located off the lane towards the interior side yard;
- (c) Create transition in the massing by increasing the scale from the interior side property line to the flanking street.

4.6 Parking

Required Parking Stalls

- (a) Two onsite parking spaces are required (one parking space for each unit);

Two off-street parking stalls are required. [S.908(8) Figure 9-3]

One Accessory Off-Street Parking Space shall be provided “for the exclusive use of the Accessory Coach House...” [S.507(12)(c)]

- (b) A maximum of one enclosed stall in the Accessory Coach House is permitted.

Accessory Coach Houses “shall be permitted a maximum of one enclosed or covered parking stall;” [S.517(5)]

Parking Access and Location

- (a) All parking is encourage to be provided in open stalls;
- (b) Parking should be located in the rear 25% of the lot, with direct access from the lane, where a lane exists;
- (c) For corner lots with no lane access, parking should be located in the rear yard with access via a driveway from the flanking street.

Driveways

- (a) Should be minimized in width and surface area and shared between units with a maximum width of 3.0 metres (9.8 feet);
- (b) Permeable surfaces such as grasscrete or narrow wheel lanes with planting in the middle are encouraged;
- (c) For all lots, a minimum 1.0 metre (3.28 feet) clearance for emergency pedestrian access must be provided from the street to the coach house unit;
- (d) Should be accessed off the lane and minimum 4.57 metres (15 feet) from the intersection of the lane and street.

4 Development Permit Area Guidelines

Driveways shall provide an unobstructed view of pedestrians and traffic where such driveways intersect a street. Notwithstanding Principal Buildings, Accessory Buildings, or Accessory Coach House Buildings otherwise permitted in this Bylaw, no Structure or landscaping except high-branched trees shall exceed 0.914 metres (3 feet) in Height within the area Bounded By the driveway, the Lot line, and a line joining points along said lines 4.572 metres (15 feet) from their point of intersection;”[S.906(4)(h)]

4.7 Accessory Coach House Landscaping

Tree Retention and Landscape Features

- (a) Prominent existing trees and landscape features outside of the coach house footprint should be retained unless proven to be diseased by a certified arborist or in conflict with utilities and services;
- (b) Tree protection fencing should be installed before land clearing, demolition or construction phases are commenced;
- (c) Conserve existing significant vegetation through flexible and innovative design and siting of the coach house;
- (d) Private outdoor spaces with direct connection to habitable space should be provided for each unit;
- (e) Define and screen outdoor spaces through the use of landscaping: plantings, architectural elements such as trellises, low fencing or planters; and changes in grade or elevation.

Setback Treatments

- (a) Rear space between a coach house and the rear property line should be enhanced by incorporating, low maintenance soft landscaping and/or high quality permeable paving materials;
- (b) Side yards should be attractively landscaped and integrated with usable outdoor spaces. Narrow side yard spaces should be landscaped using permeable surfaces and drought resistant plant materials;
- (c) Exterior side yards on corner lots should be designed and treated as the front yard to the coach house development using high quality soft and hard surface treatments. Screening and landscaping between the street and the outdoor space should be incorporated to define the transition between public and private spaces.

Rainwater Retention

- (a) Natural filtration of rainwater into the site is encouraged;
- (b) All uncovered parking areas should be constructed of permeable materials;
- (c) To facilitate the natural filtration of rainwater into the ground, install water retention components by discharging rainwater runoff from roof areas and hard surfaces into rain gardens, rainwater collection systems, bioswales or rock pits;
- (d) For hard surface areas (other than roofs) where discharge to infiltration facilities is not practical, permeable paving materials that allow rainwater to filter into the ground should be used.

4 Development Permit Area Guidelines

4.7 Servicing

Servicing and off-site improvements will be determined through the Subdivision and Development Control Bylaw No. 6200, 1991.

- (a) Sanitary, storm and water connection servicing requirements will be evaluated according to their ability to serve the entire site and not only the coach house unit;
- (b) Undergrounding of hydro and communication service lines is preferred.
- (c) Site conditions may require additional works to conform to the Subdivision and Development Control Bylaw 6200.

4.8 Accessory Uses

Accessory Home Occupations Use

The number of Accessory Home Occupation Uses on a Lot is limited to one.

“On a Lot containing an approved Accessory Secondary Suite Use or an Accessory Coach House Use both the principal Dwelling Unit and the Accessory Secondary Suite/Accessory Coach House may independently contain only one Accessory Home Occupation Use...”[S.507(6)(b)]

Accessory Home Office Use

An Accessory Home Office Use is permitted in both the Principal Building and Accessory Coach House Building.

“...Accessory Home Office Uses are allowed in both Dwelling Units;”[S.507(6)(b)]

Appendix DEFINITIONS

The following definitions are excerpted directly from Zoning Bylaw 1995, No. 6700 Division I: Part 2 Interpretation for convenience only. Refer to the Zoning Bylaw for all applicable definitions.

“Accessory Coach House Use” means a residential use accessory to a One-Unit Residential Use that may contain a toilet, bathroom, sleeping and living areas and cooking facilities subject to the provision of Section 507(12) of the Bylaw;

“Accessory Home Occupation Use” mean a Use Accessory to a Residential Use where the householder carries on an occupation or practices a profession; excluding **automobile servicing and repair**, Escort Service Use, but includes private schools and Child Care Use; *[Bylaw 7290/Apr.4/01]*

“Accessory Home Occupation Use - News Paper Distribution” means an Accessory Use permitted in all zones provided adult supervision is available and carriers are limited to six in number, subject to the provisions of Section 507(6) of this Bylaw;

“Accessory *[Bylaw 7537/Nov.24/03]* Home Office Use” means shall mean an Accessory Home Occupation Use Limited to a resident who practices a profession or conducts a business that does not include any manufacturing, producing, assembling or servicing of goods or things nor the operation of any machines other than standard office equipment; *[Bylaw 7290/Apr.4/01]*

“Accessory Secondary Suite” means a separate designated area within a One-Unit *[Bylaw 7481/May 5,03]* Residential Dwelling, containing toilet, bathroom, sleeping and living areas and cooking facilities permitted under Section 507(10) of this Bylaw.

“Average Grade” means the average of:

- (1) the highest finished ground level on the Lot within 3.048 metres (10 feet) of the Structure, and
- (2) the lowest finished ground level at the perimeter outside wall of the Structure (excluding a single stair well or window well);

“Building” means a Structure wholly or partly Enclosed by a roof or roofs supported by walls or columns and Used For the shelter or accommodation of persons, animals, chattels, or things;

“Building, Principal” means a main Building, the major floor level or the majority of the floor space of which is Used For a permitted Principal Use;

“Coach House, Accessory” means a use accessory to a One-Unit Residential Use that may contain a toilet, bathroom, sleeping and living areas and cooking facilities subject to the provision of Section 509 and Section 507(12) of the Bylaw;

“Crawl Space” means the lowest floor area of a structure, with a floor to ceiling height of less than 1.2m, and a distance of either:

- (1) 1.7m or less, measured from the underside of the supporting joist or structural slab directly above, to the underside of the adjacent exterior load bearing footing, excluding minimum required stepping of footings as required by the British Columbia Building Code; **or**

Appendix DEFINITIONS

- (2) 1.2m or less, measured from the underside of the supporting joist or structural slab directly above, to the surface of a permanent 6 inch thick slab, reinforced with a minimum of 6x6x#6 steel mesh, placed on fill compacted to 90% proctor; and with no exterior or interior glazing, and accessed by not more than one hatchway per crawlspace, which may be a maximum of 1219mm (48 inch) by 1219mm (48 inch). *(Bylaw 7422 Sept.16/02)*

"Gross Floor Area (One-Unit [Bylaw 7481/May 5,03] Residential)" means the total areas of all the floors of the Principal Building on a Lot, measured to the extreme outer limits of the Building, including all Habitable Rooms, bathrooms, utility room, furnace room, attached Parking garages and carports, storage, workshops, hallways, landings, stairways, mezzanines, but excluding:

- (1) provided that the exterior weather protection wall system has been approved by a Building Envelope Specialist, Gross Floor Area shall exclude either:
- (a) Exterior Cladding up to a maximum thickness of 0.165 metres (6.5 inches); **or**
 - (b) for Exterior Solid Wall Systems, 50% of the thickness of the Exterior Solid Wall System up to a maximum exclusion of 0.165 metres (6.5 inches).
- (2) any portion of a crawl space with a height of 1.22 metres (4 feet) or less measured from the floor to the joists or slab directly above it;
- (3) Cellars shall be exempt, provided that all Habitable Rooms in Cellars shall have a secondary means of egress with a minimum glass area of 5% of area served and shall provide unobstructed openings with areas not less than 0.35 square metres (3.78 sq ft.) and with no dimensions less than 380 mm (1.25 ft.); *[Bylaw 7919/April21/08]*
- (4) architectural features containing no floor area which are permitted as projections into required yards, such as Bay Windows as per Figure 2-1, Types A and B;
- (5) balconies and porches that are Open Appendages to the Principal Building;
- (6) unenclosed swimming pool;
- (7) any portion of a basement issued a building permit prior to 1960. *[Bylaw 7978 Feb2/09]*;

"Gross Floor Area (Coach House, Accessory)" means the total areas of all the floors of the Coach House Building on a Lot, measured to the extreme outer limits of the Building, including all Habitable Rooms, bathrooms, utility room, furnace room, attached Parking garages and carports, storage, workshops, hallways, landings, stairways, mezzanines, Basements, Cellars, but excluding:

- (1) provided that the exterior weather protection wall system has been approved by a Building Envelope Specialist, Gross Floor Area shall exclude either:
- (a) Exterior Cladding up to a maximum thickness of 0.165 metres (6.5 inches); **or**
 - (b) for Exterior Solid Wall Systems, 50% of the thickness of the Exterior Solid Wall System up to a maximum exclusion of 0.165 metres (6.5 inches);
- (2) any portion of a crawl space with a height of 1.22 metres (4 feet) or less measured from the floor to the joists or slab directly above it;

Appendix DEFINITIONS

- (3) architectural features containing no floor area which are permitted as projections into required yards, such as Bay Windows as per Figure 2-1, Types A and B;
- (4) balconies and porches that are Open Appendages to the Accessory Coach House Building;
- (5) floor area with no access from the interior of the Building up to 4.6 square metres (50 square feet) for the purpose of storing recycling and waste bins;

“Habitable Room” means a room designed or Used For living, sleeping, eating, or food preparation, including a living room, dining room, bedroom, kitchen, Family room, recreation room and den, but excluding a bathroom, utility room, workroom, furnace room and storage room;

“Lot” means 'parcel' as defined under the Land Title Act; excludes strata Lot;

“Lot Coverage” means the horizontal area within the vertical projection of the outermost walls of Principal Building, Accessory Building, and Accessory Coach House Building on a Lot, expressed as a percentage of the Lot Area, but excluding:

- (1) provided that the exterior weather protection wall system has been approved by a Building Envelope Specialist, Lot Coverage shall exclude either:
 - (a) Exterior Cladding up to a maximum thickness of 0.165 metres (6.5 inches); **or**
 - (b) for Exterior Solid Wall Systems, 50% of the thickness of the Exterior Solid Wall System up to a maximum exclusion of 0.165 metres (6.5 inches);
- (2) Accessory Structures to shelter Off-Street Parking Uses or enclose swimming pools
- (3) Underground Structures
- (4) Bay Windows as per Figure 2-1 (Types A and B)

For One Unit Residential Use and Two Unit Residential Use Lot Coverage shall include decks, porches and balconies greater than 1.0 metres (3.28 feet) above grade but shall exclude Accessory Buildings subject to Section 514 (1)(b). *[Bylaw 7537 Nov24/03]*;

“Open Appendage” means an exterior space which is at least 40% unenclosed, based on the total of all side and overhead planes;

“One-Unit Residential Use” means a Residential Use where the Building on a Lot is used for one Dwelling Unit;

“Owner” means an Owner as defined in the *Community Charter*;

“Parking Space” means the area of land of Building used for For Parking purposes only and including Parking Stalls and access thereto.

“Unenclosed” means a use occurring outside of a Building.