

Subject: RE: DNV definition of a Coach House
From: David Hawkins <hawkinsd@dnv.org>
Date: Thu, 12 May 2011 12:26:04 -0700
To: "Corrie Kost" <corrie@kost.ca>
CC: Susan Haid <HaidS@dnv.org>, Brian Bydwell <Brian_Bydwell@dnv.org>

Hi Corrie,

Should a planning process lead to establishing a DNV policy on coach houses, then I would share your assumption that a public hearing would be necessary for their development.

Possible outcomes of the process might lead to either changing parts of the zoning bylaw (to set the development rights and restrictions on coach houses District-wide, or for certain lot configurations, or in certain areas), or to individual owners needing to apply to rezone to enable them to build coach houses as per the newly prepared Council policy. In either case, a public hearing would ensue.

Again, as with other recent conversations we've had regarding the OCP, it is zoning that controls development rights, and proposed changes in zoning receive public hearings.

Thanks,

David Hawkins, Policy Planner
District of North Vancouver
Tel: 604 990 2395 | Fax: 604 984 8664

-----Original Message-----

From: Corrie Kost [<mailto:corrie@kost.ca>]
Sent: Thursday May 12, 2011 10:39 AM
To: David Hawkins
Cc: Susan Haid; Brian Bydwell
Subject: Re: DNV definition of a Coach House

Hi David,

Can I thus assume that after a report by such a "Housing Action Plan" there would be a Public Hearing to approve the details?

Regards,

Corrie Kost

David Hawkins wrote:

Thanks for your email, Corrie. Susan forwarded it for my attention and response.

Your description provides a good summary of the general usage of the term coach house.

The OCP intentionally uses expressions like "detached accessory dwellings (such as coach houses, backyard cottages and laneway housing)" (Policy 7.1.2) to convey a similar idea at a high level. The exact particularities of what 'coach house' (or other terms) means for the District can only be determined through relevant subsequent policy work, such as Housing Action Plan(s). This work, in consultation with the public, is anticipated to identify the development process and lot criteria - such as lane access requirements - that will, if successful, form the definition of what coach house type dwellings mean in the District and the conditions of their development.

Best,

David Hawkins, Policy Planner
District of North Vancouver
Tel: 604 990 2395 | Fax: 604 984 8664

From: Corrie Kost [<mailto:corrie@kost.ca>]
Sent: Wednesday May 11, 2011 1:20 PM
To: Susan Haid; Brian Bydwell
Subject: DNV definition of a Coach House

Dear Susan/Brian,

A standard definition may be:

Coach House

The term Coach House is commonly used throughout the Lower Mainland and typically describes a second dwelling unit separate and accessory to a single detached dwelling, built above or attached to a rear garage. Municipalities often designate specific Coach House zones (e.g. City of Surrey and Kelowna)

Could you please provide the definition used by the DNV - especially as it relates to lane access requirements.

Yours truly,

Corrie Kost