

Coach House Development Permit Application – 3176 Kilmer Street

RECOMMENDATION:

That Committee of Council approve Development Permit DP000391 to regulate a coach house development at 3176 Kilmer Street.

REPORT SUMMARY

This report describes a proposed coach house to be located mid-block at 3176 Kilmer Street. The application complies with the City's guidelines and regulations and is recommended for approval.

BACKGROUND

A two-bedroom single-storey coach house is proposed to be developed at the rear of a large lot with an existing single residential house that contains a secondary suite. Parking will be provided through a single car garage attached to the coach house. The main dwelling will continue to provide three parking stalls: an attached single car carport with two spaces in front on the driveway.



Location Map

The attached summary sheet describes and illustrates how the application conforms to Zoning Bylaw regulations and Official Community Plan design landscaping, and environmental conservation guidelines.

DISCUSSION

The design of the coach house is consistent with the west coast architectural style and colour of the existing principal residence and its scale is secondary to the residence. Potential overlook on neighbouring properties is addressed through the building's single-storey design and landscaping.

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The façade facing the lane is articulated and has two large windows and a door leading to a verandah which provides a high quality design. The coach house is to be clad with Hardie board siding and shingles and both the coach house and principal dwelling will be painted to match. Proposed landscaping includes the planting of two species of maple trees on the southeast side of the property in addition to various hedges and shrubs that provide screening around the coach house and its patio.

The proposal conforms to Zoning Bylaw regulations and meets Development Permit guidelines; staff recommend approval.

PUBLIC CONSULTATION

A development sign has been posted on the property fronting Kilmer Street. Owners/residents of adjoining properties have also been notified of their opportunity to comment on the application at the Committee of Council meeting. To date, staff have not received any feedback from surrounding residents.

OPTIONS

#	Description
1 	Approve issuance of Development Permit DP000391
2	Request amendments to the application or additional information prior to making a decision
3	Refuse to approve Development Permit DP000391, if Committee is of the opinion that the proposal does not comply with the OCP objectives and design guidelines. Pursuant to the Delegation Bylaw, the applicant may appeal the decision to Council

ATTACHMENTS

Att#1: Coach House Summary Sheet

Att#2: Draft Development Permit with Drawings Appended and Schedule A