

Coach House Development Permit Application – 3766 Somerset Street

RECOMMENDATION:

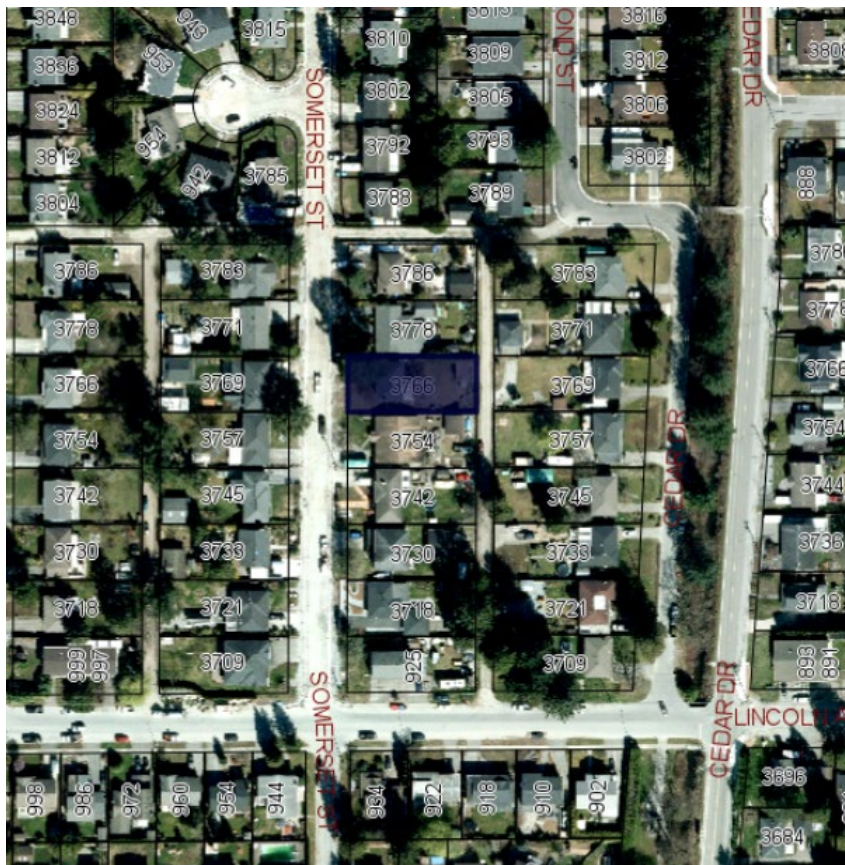
That Committee of Council approve Development Permit DP000408 to regulate a coach house development at 3766 Somerset Street.

REPORT SUMMARY

This report describes a proposed coach house to be located at 3766 Somerset Street. The application complies with the City's guidelines and regulations and is recommended for approval.

BACKGROUND

A two-bedroom two-storey, coach house is proposed to be developed on a large lot with an existing single residential house in a predominately single residential neighbourhood. The coach house is located at the rear of the lot and is accessed via the rear lane. Parking for the principal dwelling will be provided within the two car garage on the first floor of the building, while the coach house parking will be provided within an attached carport.



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.

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DISCUSSION

The floor area of the second floor is integrated within a sloping roof and articulated with a shed-style dormer. Also incorporated into the upper roof is a recessed balcony which is oriented to overlook onto the lane, and is designed to maximize the visual privacy between the principal residence, the adjacent neighbours and the suite itself. This also promotes more natural light to the living areas within the coach house.

The existing principal dwelling is a 1970's basement entry, 2-storey home and the coach house design is a more modern architectural style. To ensure compatibility between the two dwellings, the applicants will be coordinating building colours as well as siding orientation and shingle colour and style.

Proposed landscaping includes two planters containing various shrubs/plants that will serve to buffer the neighbouring property from the coach house and outdoor area; two existing trees will be retained and two additional trees will be planted on site between the house and the coach house. The coach house is further separated from the adjacent property to the north by a 6' high cedar fence.


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

PUBLIC CONSULTATION

A development sign was posted on site at the time of application, and the owners/residents of adjoining properties have been notified of their opportunity to comment on the application at the Committee of Council meeting.

The applicants advise that, prior to applying for the Development Permit, they consulted with their immediate neighbours and no concerns were raised regarding their proposed coach house development. To date, staff have not received any feedback from surrounding residents.

OPTIONS

#	Description
1 	Approve issuance of Development Permit DP000408
2	Request amendments to the application or additional information prior to a decision
3	Refuse to approve Development Permit DP000408, 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

Attachment #1: Coach House Summary Sheet

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