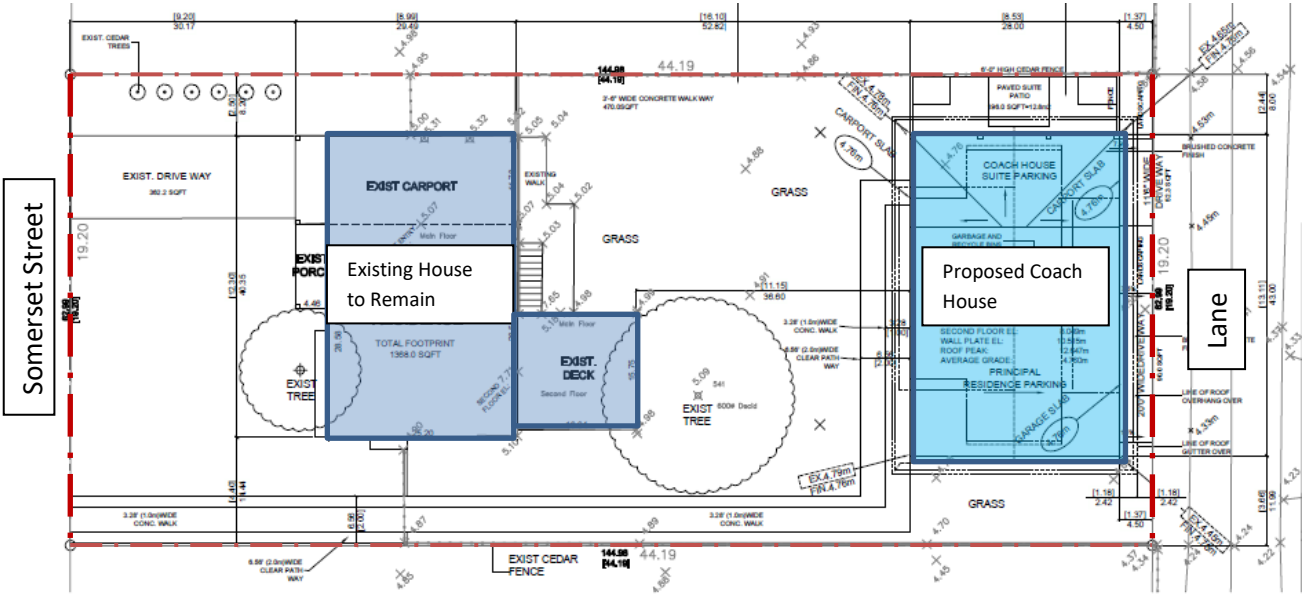
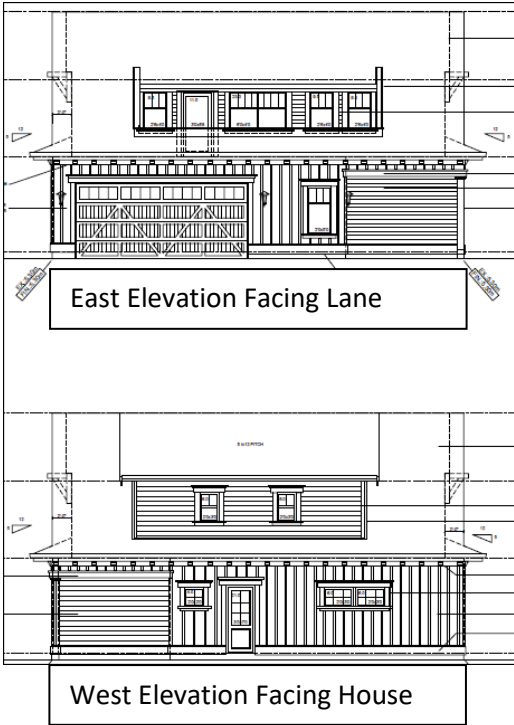
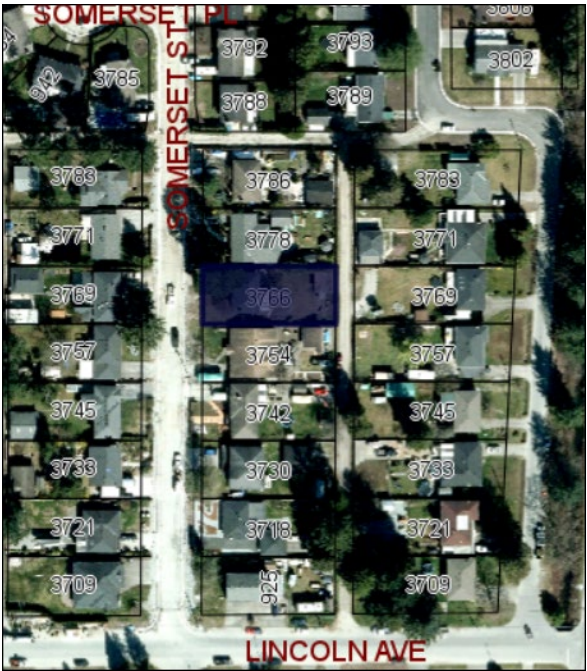


Coach House Summary Sheet – 3766 Somerset Street



### Summary of Compliance with OCP Objectives & Guidelines

Guideline <sup>1</sup>	Evaluation
Scale secondary or accessory to principal dwelling	The smaller design makes the building accessory and the appearance of the coach house unit is minimised by incorporating the dwelling unit into the slope of the roof.
Design compatibility with principal dwelling	The existing house is a 2 level 70's design while the coach house is designed in the west coast craftsman style. The existing house will be revised to match the colours of the new coach house, thereby updating the exterior of the existing house.
Design promotes natural lighting and visual privacy between adjoining properties	Overlook is minimized through orientation of windows to face the lane and into the subject property.
Landscaped path to connect to street	Path connects from the coach house to the street
There are at least two trees on the lot	There are two existing trees on the site as well as cedar shrubs and trees between this property and the property to the north. An additional two trees will be planted in the rear yard between the coach house and the existing house. Two additional landscape planters and a 6' high cedar fence are being provided between the coach house car port/patio area and the adjacent property to the north.
Garbage/recycling space is provided	Enclosed within the garage
Environmental conservation components	High efficiency appliances, low-flow toilets, Energy Star rated windows, and drought tolerant landscaping

### Summary of Compliance with Zoning Bylaw Regulations

	Regulation <sup>2</sup>	Proposed <sup>3</sup>	Comments/Variations
Maximum coach house size	70 m <sup>2</sup> (753.5ft <sup>2</sup> )	70 m <sup>2</sup> (753ft <sup>2</sup> )	The lot is sufficiently large to allow for a conforming coach house.
Minimum lot size for secondary suite and coach house	740 m <sup>2</sup> (7965.3 ft <sup>2</sup> )	848.4m <sup>2</sup> (9132 ft <sup>2</sup> )	
Building height	Up to 8.5 m	7.91 m (25.9ft)	
Coach house siting:			
Distance between coach house and principal dwelling	6 m	11.15 m	
Setback from rear	1.2 m	1.37 m	
Setback from interior property line (south)	1.8 m	3.66 m	
Setback from interior property line (north)	1.8 m	2.44 m	
Private open space area	15 m <sup>2</sup>	18.2 m <sup>2</sup> (196ft <sup>2</sup> )	Patio provided outside of main entry to coach house
Lot coverage	40%	40%	
Impervious surface area	65%	42%	
On-site parking	1 space	1 space in single car carport	Parking is provided within a single car carport. The garage under the coach house provides 2 parking stalls for the main house.

<sup>1</sup> Please refer to the Official Community Plan for complete objectives and guidelines applicable to coach houses.

<sup>2</sup> Please refer to the Zoning Bylaw for complete regulations applicable to a coach house in the RS1 Zone.

<sup>3</sup> Information provided by the applicant; this information would be confirmed in issuance of a building permit.