

AGENDA ITEM NO: 7.8

MEETING DATE: October 10, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Timothy Neetz
Development Permit / 42079 Yarrow Central Road DATE: September 18, 2023

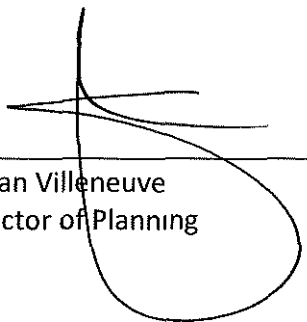
DEPARTMENT: Planning Department
DP001741 PREPARED BY: Cartlyn Wiltsie / mb

1. SUMMARY OF ISSUE:

The applicant is seeking approval for the “form and character” of a new coach house within the subject property. As the property is within Development Permit Area No. 10 (Coach House or Garden Suites), a Development Permit is required.

2. RECOMMENDATION:

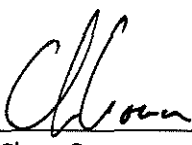
Recommendation that Council approve the issuance of Development Permit DP001741 with respect to property located at 42079 Yarrow Central Road, subject to the conditions as stipulated within the draft Development Permit.



Gillian Villeneuve
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S
RECOMMENDATION/COMMENTS:**

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON DEVELOPMENT PERMIT DP001628

PREPARED BY:	<u> Caitlyn Wiltsie </u>	DATE:	<u> September 18, 2023 </u>
POSITION:	<u> Planner I </u>	DEPARTMENT:	<u> Planning Department </u>

1. DEFINITION OF ISSUE:

The applicant is seeking approval for the “form and character” of a new coach house within the subject property. As the property is within Development Permit Area No. 10 (Coach House or Garden Suites), a Development Permit is required.

2. BACKGROUND:

In May 2018, Council approved the creation of Development Permit Area No. 10 (Coach Houses or Garden Suites) (DPA10) to evaluate the form and character of detached Accessory Dwelling units (ADUs), and designated authority to approve said applications to the Director of Planning. The purpose of the Design Guidelines for DPA10 is to protect the privacy of neighboring properties and ensure a high standard of site and building design which seamlessly integrates into existing neighborhoods, predominantly within an urban context.

The DPA10 Design Guidelines were recently amended to exclude properties in the ALR and Ryder Lake neighborhood as these areas are generally comprised of larger lots with ample separation and/or screening between adjacent properties. The Design Guidelines continue to apply to all other properties, including larger residential lots where the intent of the guidelines tends to be achieved solely by the size and condition of the property. As such, departures from the Design Guidelines are considered acceptable in certain instances where larger lots are adjacent to rural or agricultural areas that do not necessitate the same design and privacy standards as more urban areas. As these applications diverge from the Design Guidelines, the Director of Planning cannot approve the proposal and referral to Council is required.

3. PROPOSAL:

In summary, the proposal includes the following:

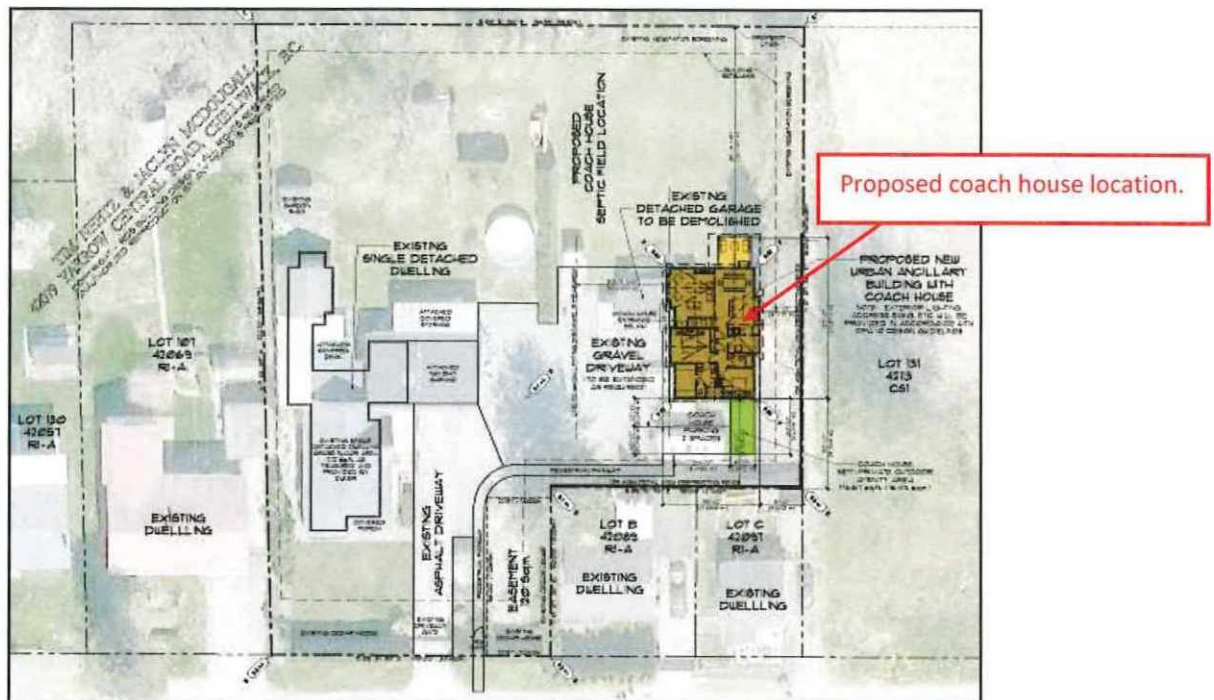
- A 149m² Accessory Dwelling Unit (ADU) in the form of a coach house;
- Adequate parking for both the ADU and existing single detached dwelling; and,
- A natural colour scheme including manufactured stone veneer and hardie plank lap siding.

As detailed in the attached checklist and Section 4: Discussion of this report, the proposal is unable to meet a number of the Design Guidelines for DPA10, owing to the design of the coach house.

4. DISCUSSION:

The subject property is approximately 3611m² in area and contains a single detached dwelling with an attached two bay garage and a detached garage, to be demolished pending coach house approval. As shown in the conceptual site plan below, the coach house is proposed to be sited adjacent to the existing single detached dwelling due to a unique lot orientation. As a result, the proposed coach house is sited along the south eastern corner of the property to the rear of two adjacent 250m² residential lots.

Site Plan



Several elements of the proposed coach house design depart from DPA10 Design Guideline requirements. The departures and the applicant's supporting rationale for the requests are detailed below.

Window Frosting

While all windows along the proposed southern elevation, adjacent to the single detached dwellings, are to be frosted, several windows along the east elevation, adjacent to a neighbouring agricultural property, are not. The applicant's rationale for this departure is that the non-frosted windows provide a view for future residents and overlook an agricultural parcel thereby limiting any possible impact to the privacy of the adjacent property. Staff consider the departure from the frosting requirement to be acceptable in this instance as the coach house is located more than 80m from the nearest house along the eastern elevation.

Deck Orientation

The proposed covered deck is oriented towards the agricultural property to the north rather than the principal dwelling to the west as required by the Design Guidelines. The applicant has proposed

this design to allow for open storage space beneath the deck without impacting access to the garage bays on the west elevation below. The deck orientation is considered acceptable in this instance due to the location of the coach house adjacent to an agricultural parcel which does not contain a residential use.

Foyer Size

The proposed entrance foyer is 7.5m² (80ft²) in size, exceeding the 2m² maximum permitted under the DPA10 Design Guidelines. The applicant requests a larger foyer to provide space for a bench with coat hooks within the area beneath the stairs. Staff are not supportive of this departure from the Design Guideline as there is sufficient room within the coach house to accommodate a coat rack and bench upstairs while containing all rooms and services on the same floor. Further, the proposed building layout does not meet the intent of the definition of a coach house, as established under the Zoning Bylaw and endorsed by the Affordable Housing and Development Advisory Committee, which requires all services and rooms forming part of the dwelling unit to be located on a single storey. This definition was drafted in conjunction with the Design Guideline which restricts the foyer area to 2m² to ensure the residential space associated with coach houses is limited and clearly ancillary to the principal residence.

5. CONDITIONS OF ISSUANCE:

Staff are supportive of the proposed Development Permit with the exception of the request for an expanded foyer and recommend that Council approve the issuance of the draft Development Permit, subject to conditions.

6. OPTIONS:

With respect to the proposed Development Permit, Council may wish to consider one of the following options:

A.) Approve the application as proposed by the applicant subject to conditions, including a reduction to the size of the entrance foyer (Staff's Recommendation):

That Council approve the issuance of the draft Development Permit, subject to the following conditions:

- *Development shall be in accordance with the approved site plan and elevations attached with Schedule "A";*
- *That the fencing between the coach house and neighbouring properties to the south and east be maintained at a minimum height of 1.5m;*
- *That any exterior lighting provided at the entrance to the coach house be down-cast;*
- *That an application be submitted to the City to assign an alias address for the coach house;*
- *That an additional sign displaying the assigned alias address be installed and maintained at the street entrance in order to clearly identify the unit for visitors, deliveries and emergency responders;*
- *That non-combustible cladding and soffits be provided within the balcony;*

- *That any pathway lighting, entrance features or any other design features must complement the architectural and landscaping style of the subject property;*
- *That a hydrogeological assessment confirming that the coach house can be accommodated on the lot be submitted prior to future Building Permit issuance;*
- *That all off-street parking areas are surfaced with an asphalt, concrete, concrete or brick pavers, or similar surface that is durable and dust free;*
- *That the entrance foyer be restricted to 2m² in size; and*
- *Specifications of Development Permit Area No. 10 (Coach Houses or Garden Suites) of the City of Chilliwack Official Community Plan.*

B.) Approve the application as proposed by the applicant subject to conditions as listed above, excluding the requirement that the entrance foyer be restricted to 2m² in size.

C.) Deny the application as presented.

7. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that Council approve the issuance of Development Permit DP001741 with respect to property located at 42079 Yarrow Central Road, subject to the conditions as stipulated above and within the draft Development Permit.

Substantiation:

The proposed coach house is considered appropriate in this instance as the design is visually appealing and will integrate well into the surrounding area. Although the proposal diverges from the design guidelines for DPA10 in regards to deck placement and window frosting, the agricultural nature of the adjacent property, the size of the subject property, and the design elements which have been incorporated into the ADU all serve to mitigate any impact these discrepancies may create.

The size of the proposed entrance foyer is not considered supportable as it does not comply with DPA10 Design Guideline requirements or meet the definition of a coach house under the Zoning Bylaw. In addition, there is sufficient room within the coach house to accommodate a coat rack and bench upstairs while containing all rooms and services on the same floor.

Staff recommend that the Development Permit application be supported subject to the condition that the entrance foyer is decreased to a maximum of 2m² in size for the reasons noted above. The applicant has been made aware of this and, despite Staff's concerns, has requested the proposal proceed for Council's consideration.

8. DEVELOPMENT PERMIT AREA NO. 10 DESIGN GUIDELINE CHECKLIST:

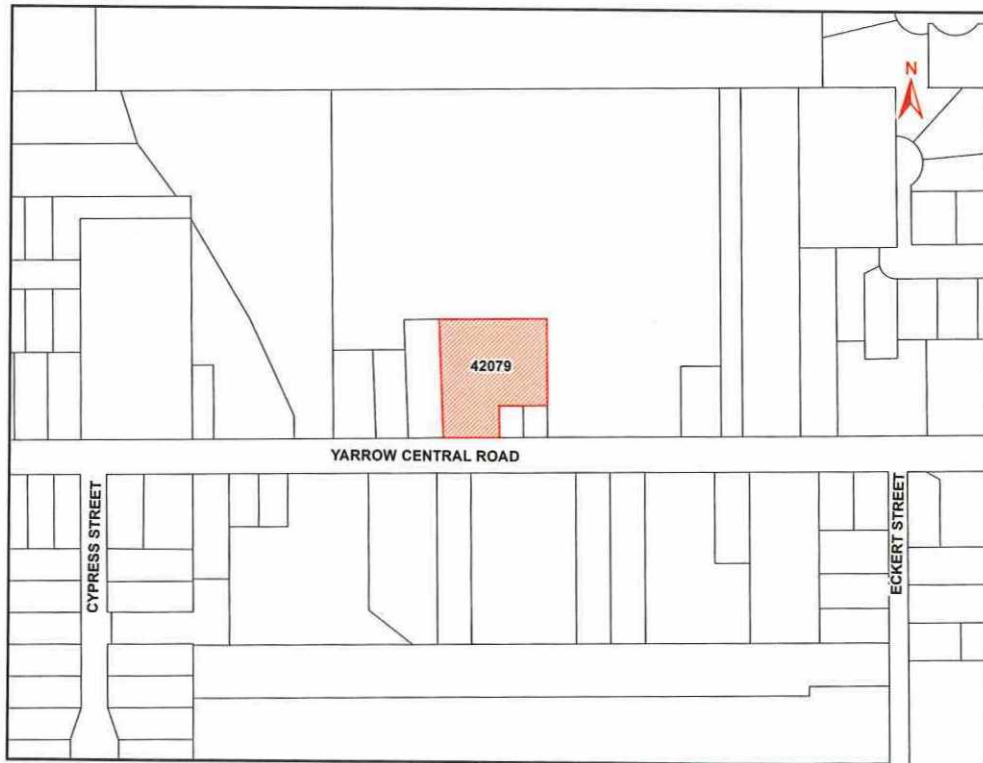
Design Guidelines		Yes/No	Comments
1	Design		
1.1	Roofline matches architecturally with principal dwelling.	Yes	The proposed coach house and principal dwelling include a combination of peaked and slanted rooflines.
1.1	Massing matches architecturally with principal dwelling.	Yes	The roof line, massing, shape, and scale of the proposed coach house and principal dwelling are consistent. The smaller size and proportion of the coach house is considered appropriate given its ancillary status relative to the principal dwelling.
1.1	Shape matches architecturally with principal dwelling.	Yes	As above
1.1	Scale and proportion match architecturally with principal dwelling	Yes	As above.
1.1	Exterior finishes match architecturally with principal dwelling.	Yes	The coach house and principal dwelling share common colours and materials.
1.1	Colours match the principal dwelling.	Yes	As above.
1.1	Coach houses shall be designed as a single-level apartment unit, with all services and rooms forming part of the unit located on the same floor.	No	A 7.5m ² foyer is proposed on the first storey with all other rooms on the storey above. Staff do not support this departure from Design Guidelines and recommend requiring a 2m ² foyer as a condition of the draft Development Permit
1.2	Coach houses accessed by an interior staircase shall meet setback requirements, be located within an entrance foyer with a maximum area of 2m ² and designed for exterior access only.	Partial	A proposed 7.5m ² foyer connected to an interior staircase provides direct access to the coach house from the exterior. Staff do not support this departure from Design Guideline requirements and recommend requiring a 2m ² foyer as a condition of the Development Permit
1.3	Oriented to the internal lot, laneway or flanking street	Yes	Coach house is oriented to the internal lot.
1.3	Windows facing yards are modestly sized.	Partial	Windows along the south elevation are modestly sized. Windows along the east elevation are larger in size, however, they do not face a residence.
1.3	Use of frosting and/or clerestory windows on walls facing neighbouring properties.	Partial	Windows along the south elevation are frosted. Windows along the east elevation are not frosted. This departure from the Design Guidelines is considered supportable in this instance as the non-frosted windows face an agricultural property without a residential dwelling.
1.4	Skylights used.	N/A	None proposed
1.5	Design reflects and incorporates natural terrain in areas with steep slopes.	N/A	None to incorporate.

1.6	Balcony and/or deck is oriented towards principal dwelling and is less than 3.0m in height	Partial	The deck is oriented away from the principal dwelling facing north. This departure from Design Guidelines is considered supportable in this instance as the deck is less than 3m in height, located more than 20m from the rear lot line, adjacent to a property that does not contain a residential dwelling.
1.7	Single garage doors or double garage doors with windows or other architectural elements are used	Yes	The design includes three single garage doors with decorative panelling.
2	Siting		
2.1	Coach house or garden suite is located behind or beside the principal dwelling	Yes	Coach house is located beside the principal dwelling.
2.2	Coach houses and garden suites accessed off of a lane include a recessed, covered landing or "stoop"	N/A	Coach house is not accessed by a lane.
2.3	Front door is oriented to the adjacent right-of-way, in the case of a corner lots with laneway access	N/A	Coach house is not located on a corner lot.
3	Access		
3.1	Shared driveway access or from laneway or flanking street.	Yes	Driveway is shared with principal dwelling.
3.2	Address signs provided	No	The submitted plans do not indicate that address signage will be provided in accordance with the DPA 10 Design Guidelines. A condition is included within the draft Development Permit for the provision of alias address signage.
3.3	Pedestrian access provided from front street to coach house or garden suite.	Yes	Pedestrian access provided via a pedestrian pathway adjacent to the driveway.
4	Outdoor Space		
4.1	15m ² semi-private outdoor space clearly associated with coach house or garden suite	Yes	16.4m ² of semi-private outdoor space provided.
4.2	View obstructing screen (berm, fence, masonry wall or vegetation screen), with a minimum height of 1.5m, provided between structure and neighbouring properties.	Yes	1.5m metal view obstructing fence is proposed.
5	Outdoor Lighting		
5.1	Lighting is oriented to the unit and not intruding on neighbouring properties.	N/A	The submitted plans do not indicate any outdoor lighting at the entrance to the coach house or garage. The Development Permit includes conditions that any lighting provided at entrances of the building must be down-cast and complement the architectural and landscape style of the unit.
5.1	Pathway lighting, non-glare down cast LED lights for entrance feature and other lighting features complement the architectural and landscape style of the unit.	N/A	No pathway lighting is proposed. Development Permit conditions same as above.
6	Landscaping		
6.1	Landscaping on rear lane provided to enhance visual amenity and break up solid lines of fencing.	N/A	Coach house is not accessed via rear lane.
6.1	Landscaping does not impede visibility for vehicle movement within the lane.	N/A	Same as above.

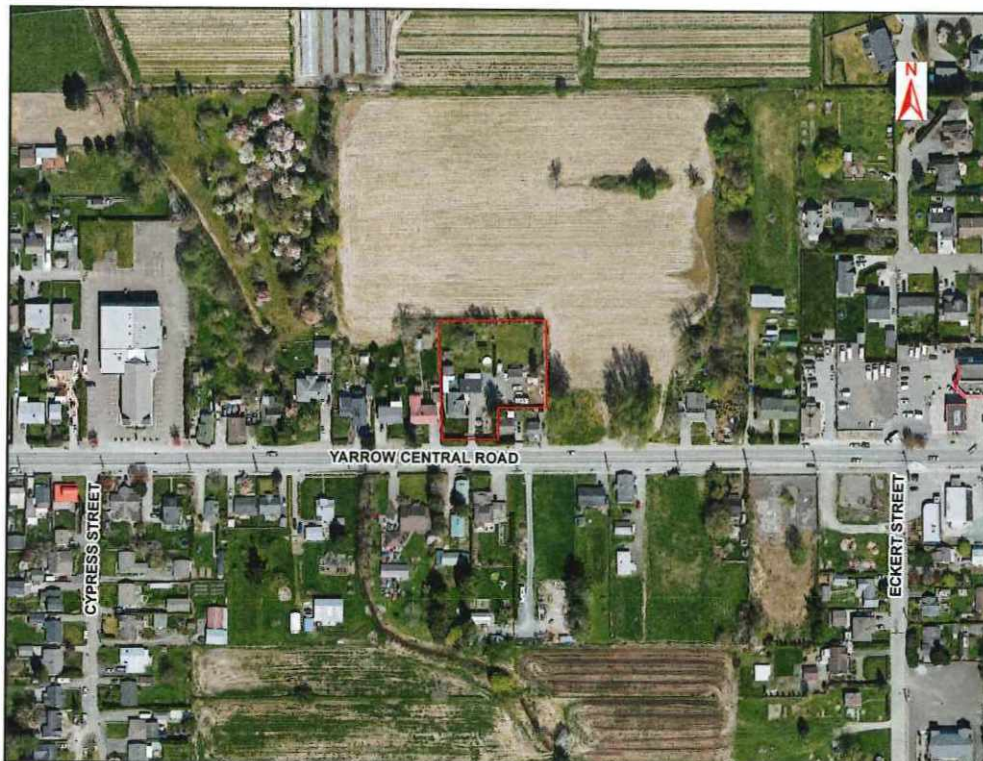
9. SOURCES OF INFORMATION

- Development Permit Application (DP001741) – August 3, 2023

Location Map



Ortho Photo



Existing Dwelling



Proposed Elevations (as provided by the applicant)





CITY OF CHILLIWACK

DEVELOPMENT PERMIT NO. DP001741, 2023

(Portion of Development Permit Area No. 10 of the Official Community Plan)

**To: Timothy Neetz
5835 Jinkerson Road
Chilliwack, BC V2R 0C8**

1. This Development Permit applies to the following property:

Parcel Identifier No. 001-072-307
Legal Description: LOT 81 DISTRICT LOT 449 GROUP 2 NEW WESTMINSTER
DISTRICT PLAN 26635
Address: 42079 YARROW CENTRAL ROAD

2. Development of the subject property shall be substantially in conformance to the following:

- ☐ Development shall be in accordance with the approved site plan and elevations attached with Schedule "A";
- ☐ That the fencing between the coach house and neighbouring properties to the south and east be maintained at a minimum height of 1.5m;
- ☐ That any exterior lighting provided at the entrance to the coach house be down-cast;
- ☐ That an application be submitted to the City to assign an alias address for the coach house;
- ☐ That an additional sign displaying the assigned alias address be installed and maintained at the street entrance in order to clearly identify the unit for visitors, deliveries and emergency responders;
- ☐ That non-combustible cladding and soffits be provided within the balcony;
- ☐ That any pathway lighting, entrance features or any other design features must complement the architectural and landscaping style of the subject property;
- ☐ That a hydrogeological assessment confirming that the coach house can be accommodated on the lot be submitted prior to future Building Permit issuance;
- ☐ That all off-street parking areas are surfaced with an asphalt, concrete, concrete or brick pavers, or similar surface that is durable and dust free;
- ☐ That the entrance foyer be restricted to 2m² in size; and

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- ☐ Specifications of Development Permit Area No. 10 (Coach Houses or Garden Suites) of the City of Chilliwack Official Community Plan.

N.B. The above technical information is retained on file in the Planning Department.

1. This Development Permit is not a Building Permit and does not constitute approval of any proposed subdivision.
2. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not substantially start any construction permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

APPROVED BY COUNCIL ON THE ____ DAY OF ____, 2023.

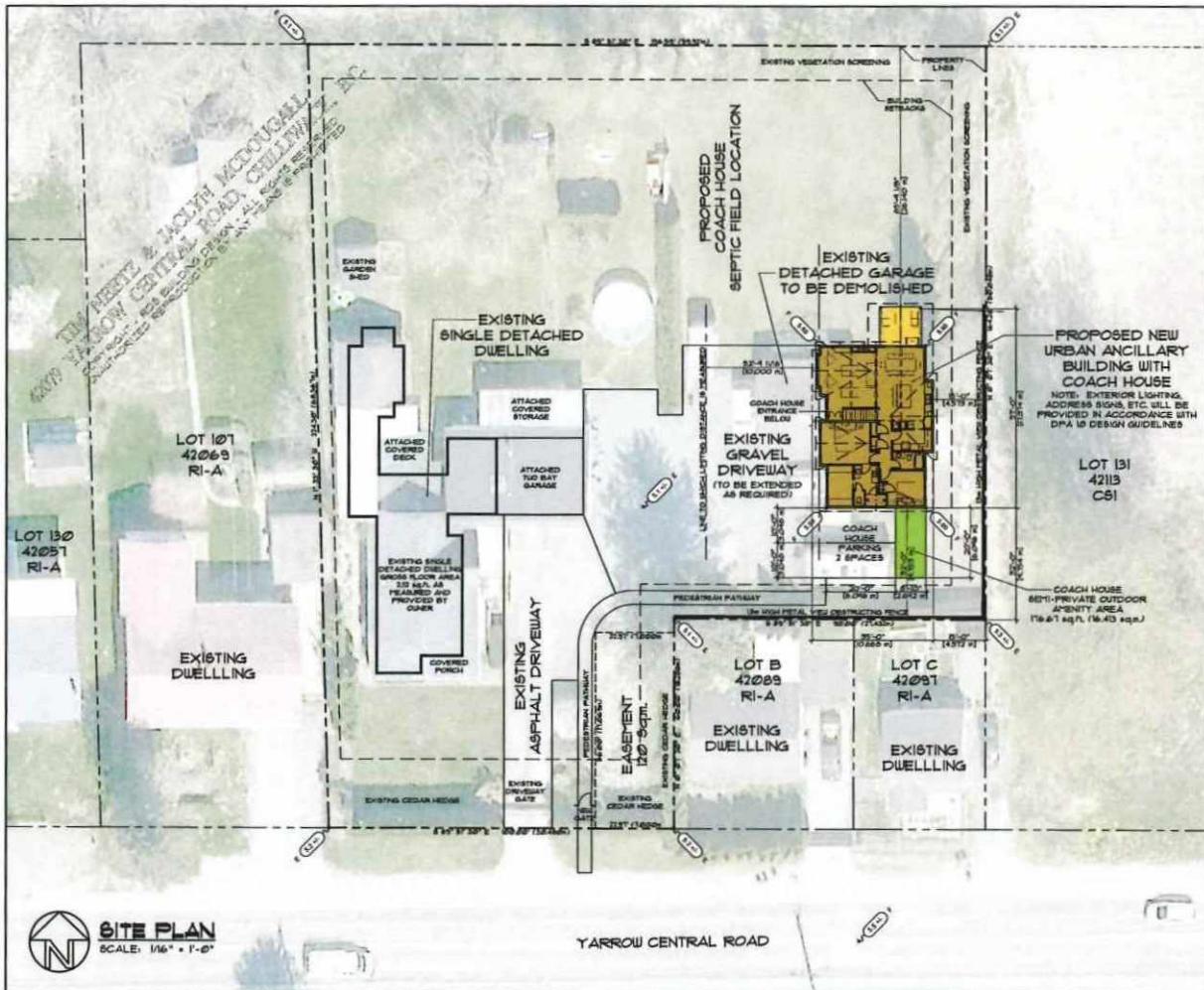
ISSUED THIS ____ DAY OF ____, 2023.

CORPORATE OFFICER

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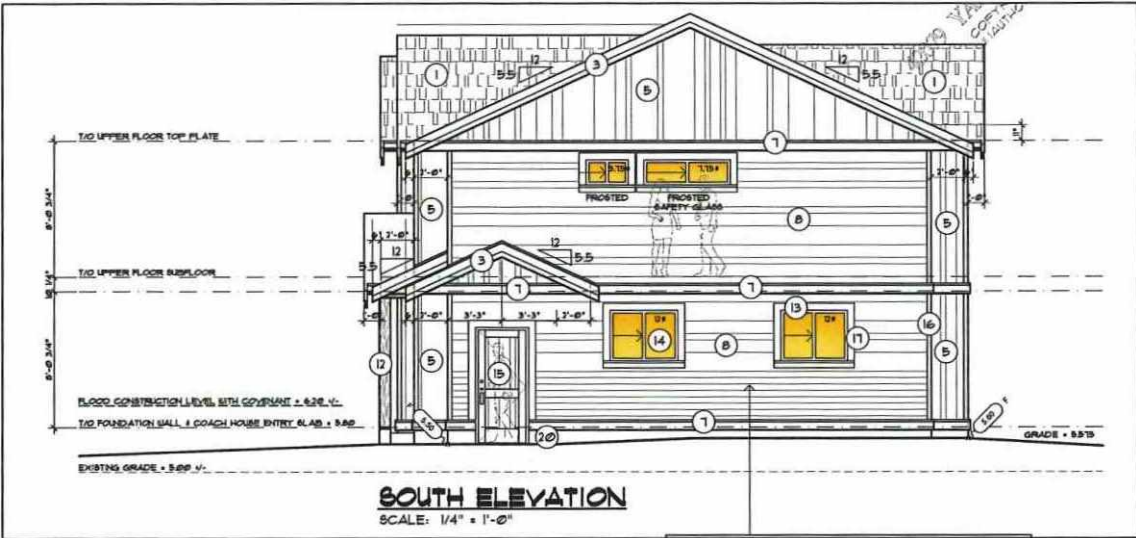
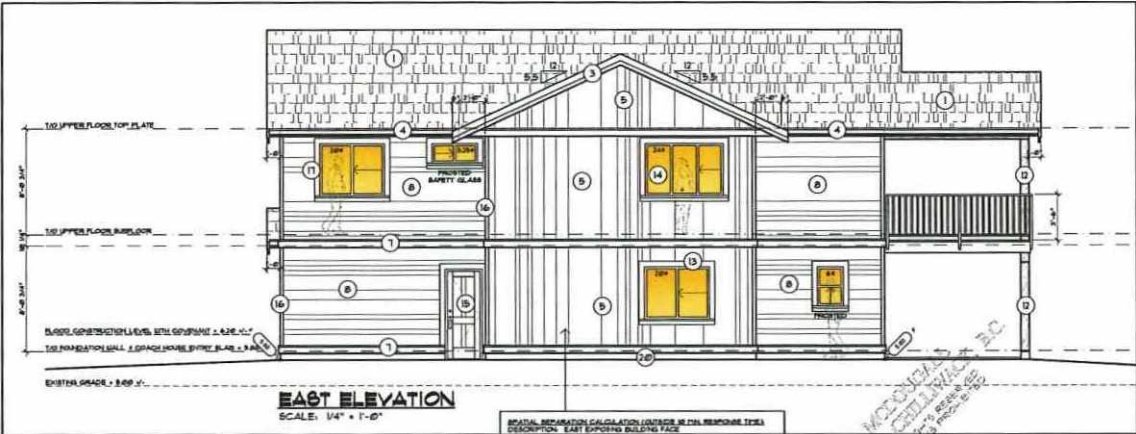
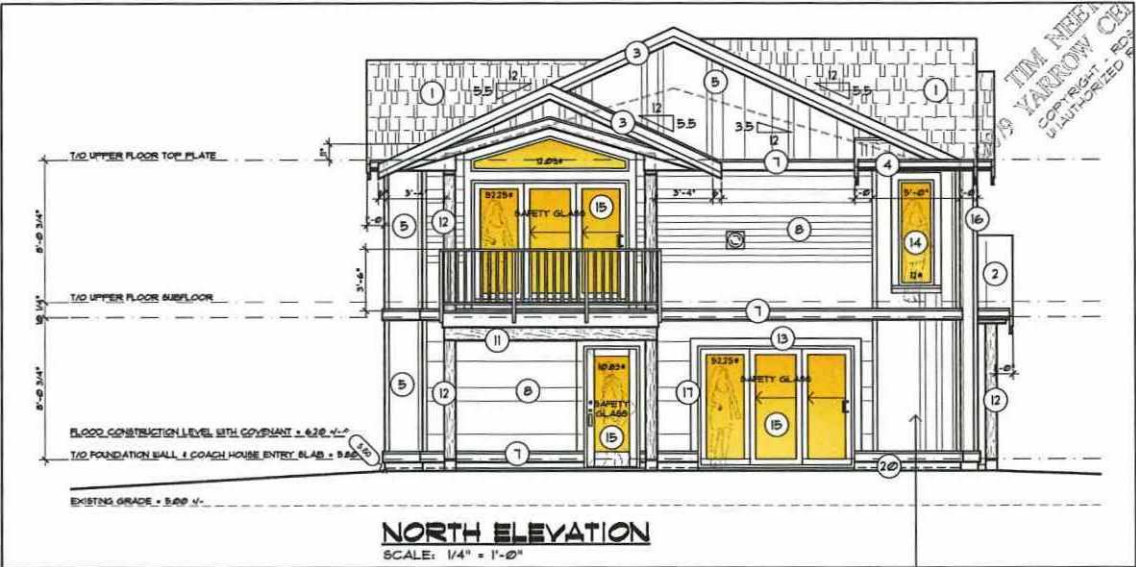
Schedule "A"

Site Plan













Elevations

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Materials & Colors

JAMES HARDIE BIRCH TREE	PRIMARY SIDING DOOR, WINDOW & CORNER TRIM		IKO DUAL BLACK	ROOF SHINGLES	
JAME HARDIE LAST EMBERS	ACCENT SIDING DOOR, WINDOW & CORNER TRIM		WESTFORM METALS BLACK	METAL ROOF	
BLACK	GABLE ENDS & GUTTER TRIM BOARDS		OLYMPIC TIMBERLINE SEMI-TRANSPARENT	WOOD STAIN	
BLACK	ALUMINUM GUTTER & ALUMINUM RAILINGS		WESTFORM METALS PREMIUM COLOURS FRONTIER	SOFFITS	
TIER CRAFTED MYRA LIMESTONE	STONE VENEER		BLACK	VINYL WINDOW FRAMES & GARAGE DOORS	

Renderings**DRAFT**