



# Proposed Changes to Secondary Suite Regulations & Coach House Program

**Zoning Bylaw Amendment Bylaw 8525**

**Zoning Bylaw Amendment Bylaw 8615**

**Zoning Bylaw Amendment Bylaw 8635**

Public Hearing

September 26, 2023



# Proposed Changes to Secondary Suite Regulations

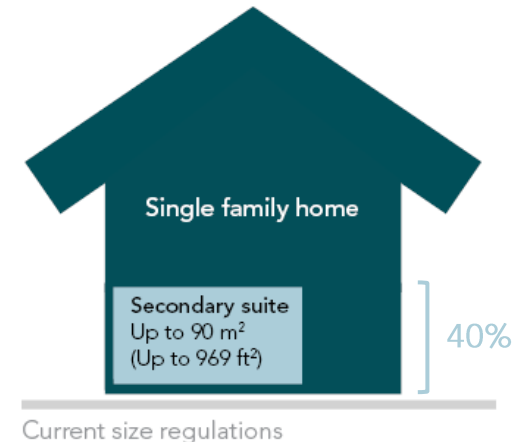
## **Zoning Bylaw Amendment Bylaw 8525**

# Background – Secondary Suites



## Secondary suites in the DNV:

- RS zones, some CD and RM zones
- Over **6,570 suites**
- Approx. **205 new suites per year**
- Current size restrictions:
  - Maximum: Lesser of 90 m<sup>2</sup> (969 ft<sup>2</sup>) or 40% of building's gross floor area
  - No minimum size



# Relevant Policy – Secondary Suites



# Public Engagement



## May to June 2022 Public Engagement:

- Support for larger suites
  - Maximum floor area of 130 m<sup>2</sup> (1,399 ft<sup>2</sup>)
  - Up to 49% of the building's floor area
- Agreement on introducing a minimum floor area
  - Between 30 m<sup>2</sup> (323 ft<sup>2</sup>) and 50 m<sup>2</sup> (538 ft<sup>2</sup>)



# Bylaw 8525 – Secondary Suite Size

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## June 5, 2023 Council motion:

THAT “District of North Vancouver Rezoning Bylaw 1412 (Bylaw 8525)” is amended by striking all references to minimum secondary suite size and exterior entrance requirements.

### Proposed regulations to be considered at Public Hearing:

- Maximum size: lesser of 130 m<sup>2</sup> (1,399 ft<sup>2</sup>) or 49% of building’s net floor area
- Update definition of “secondary suite”
- Clarify secondary suite use in certain zones



# Proposed Changes to the Coach House Program

**Zoning Bylaw Amendment Bylaw 8615**  
**Zoning Bylaw Amendment Bylaw 8635**

# Relevant Policy – Coach House Program

## Official Community Plan

- Sensitively introduce appropriate housing choices

## OCP Action Plan

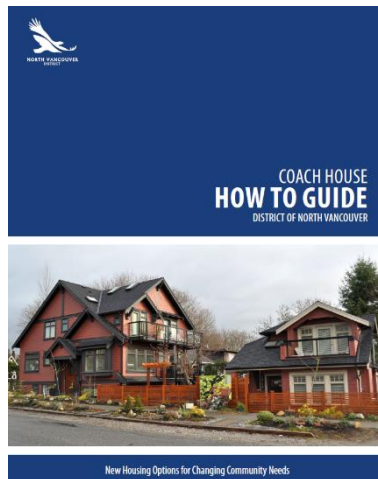
- Identify opportunities for sensitive infill housing

2011

2014

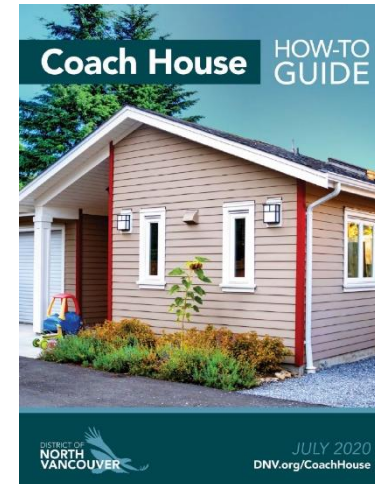
2020

2021



## Initial Coach House Program

- Gradual entry approach
- DVP process for all coach houses



## Coach House Program Update

- Building permit only process for one-storey coach houses on eligible lots
- DVP process for other coach houses



# Background – Coach House Approvals

Initial Coach House Program (2014-2019)	
Approvals	18
Simplified Coach House Program (2020-present)	
Approvals	19
• Building Permit Only	10
• Development Variance Permit	9
<b>TOTAL Approvals</b>	<b>37</b>



# Public Engagement



## May to June 2022 Public Engagement:

- Support for suites and coach houses on one lot, and a desire to see this in all neighbourhoods.
- Support for more 1-storey and 2-storey coach houses, and a desire to see more coach houses throughout all neighbourhoods.



# Bylaw 8615 – Suites & Coach Houses on a Lot

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## **Proposed secondary suite and coach house regulations to be considered at Public Hearing:**

- Permit a secondary suite on a lot where a coach house is permitted, except if the lot is located within one of the four priority growth centres
- Require only one additional space when the lot includes both a coach house and a secondary suite

# Bylaw 8635 – Maximum Coach House Height

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## **Proposed coach house regulations to be considered at Public Hearing:**

- Increasing the maximum permitted height (removing the need for a DVP) on lots currently eligible for coach houses



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