

# Coach Houses

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City of Ottawa

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Laneway House

Second Unit

# Coach House

Secondary Suite

Granny Flat

Accessory Apartment

## What is a Coach House?

*“Means a separate dwelling unit detached from a principal dwelling unit located either in its own building or within an existing accessory building and on the same lot as the principal dwelling.”*



## Project Launch – Sept 2015

- 1 year of public consultation events (online surveys, discussion papers, community association presentations, information gathering, etc)
- Project adoption: October 2016

# Why is the City of Ottawa allowing coach houses?

- Provincial regulations require municipalities to do so (the Planning Act)
- To promote affordable housing\*\*\*
- To promote intensification

## Does your lot qualify to build a coach house?

- Allowed City wide, urban, suburban and rural areas on lots with:
  - Single family home
  - Semi-detached home
  - Duplex
  - End unit townhomes

## Does your lot qualify to build a coach house?

- Urban and suburban: no minimum lot size to qualify
  - Municipal Services\*
- Rural privately serviced lots: 0.8ha (2 acre) minimum lot size
  - Septic & Well\*

## Performance Standards

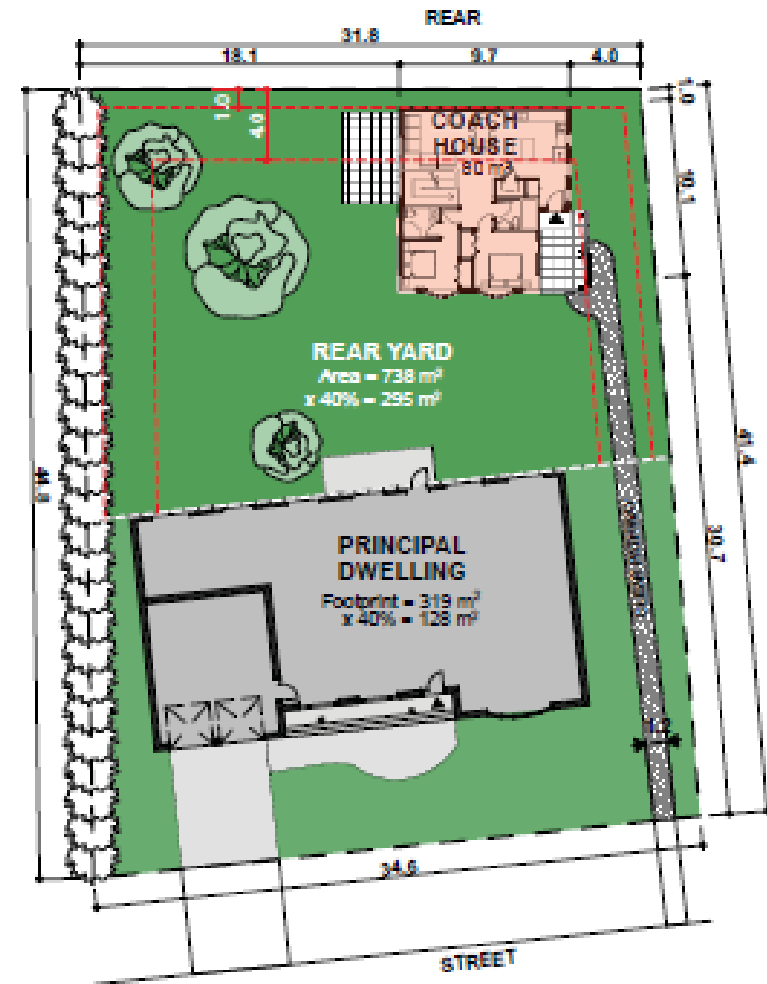
- How big the coach house can be
- How tall the coach house can be
- Where on the lot can they locate
- Setbacks to property lines
- Servicing requirements
- How many coach houses you can have





## Performance Standards

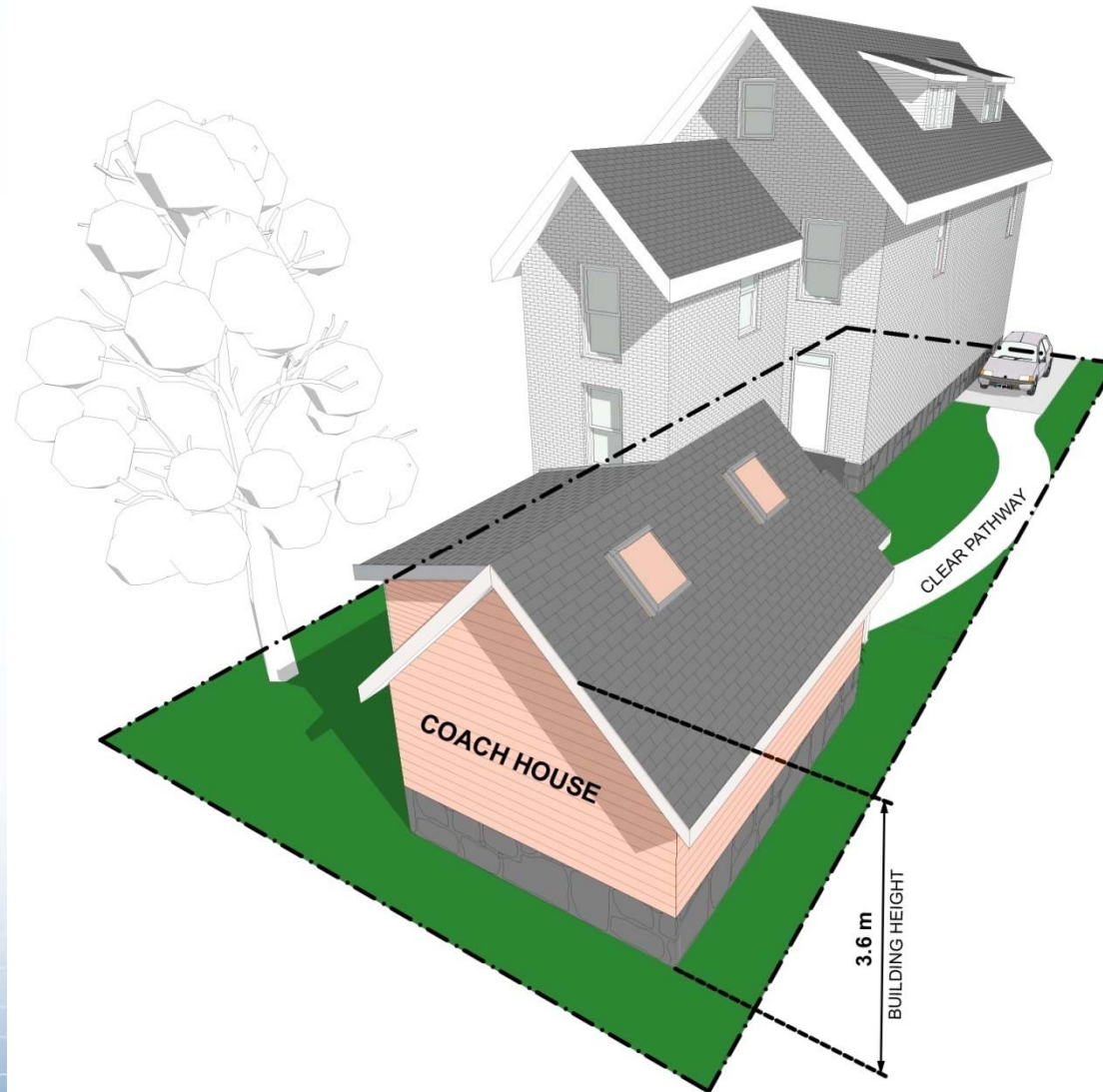
- Where on the lot? Only in the backyard
- Setbacks to property lines? Rear and interior lot lines: 1m max / 4m min



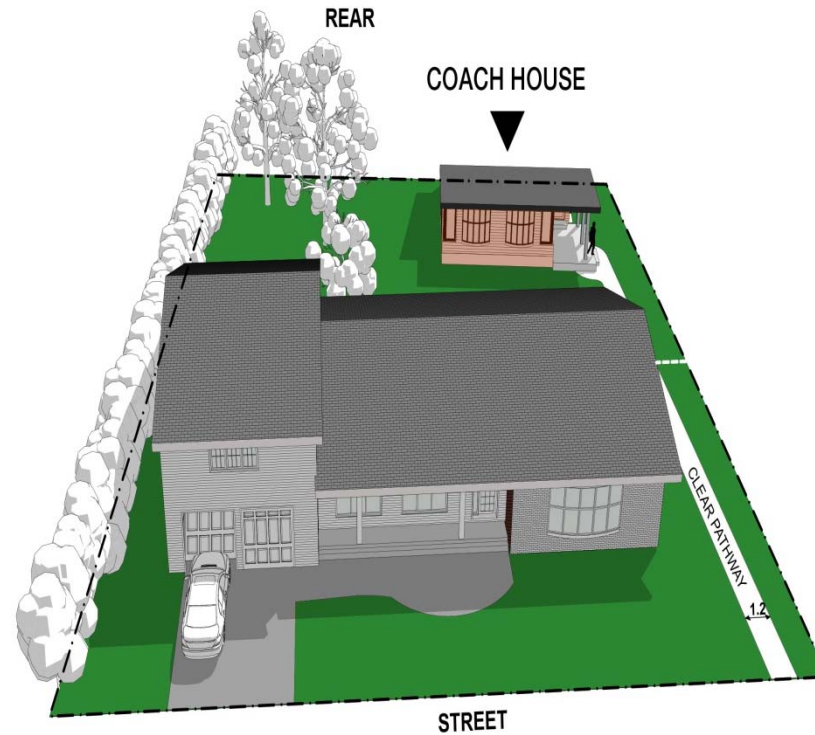
## Performance Standards

- Servicing requirements? Urban: connect through primary home / Rural: share one service, well or septic
- How many coach houses you can have? Only 1 coach house per lot

# Urban Example

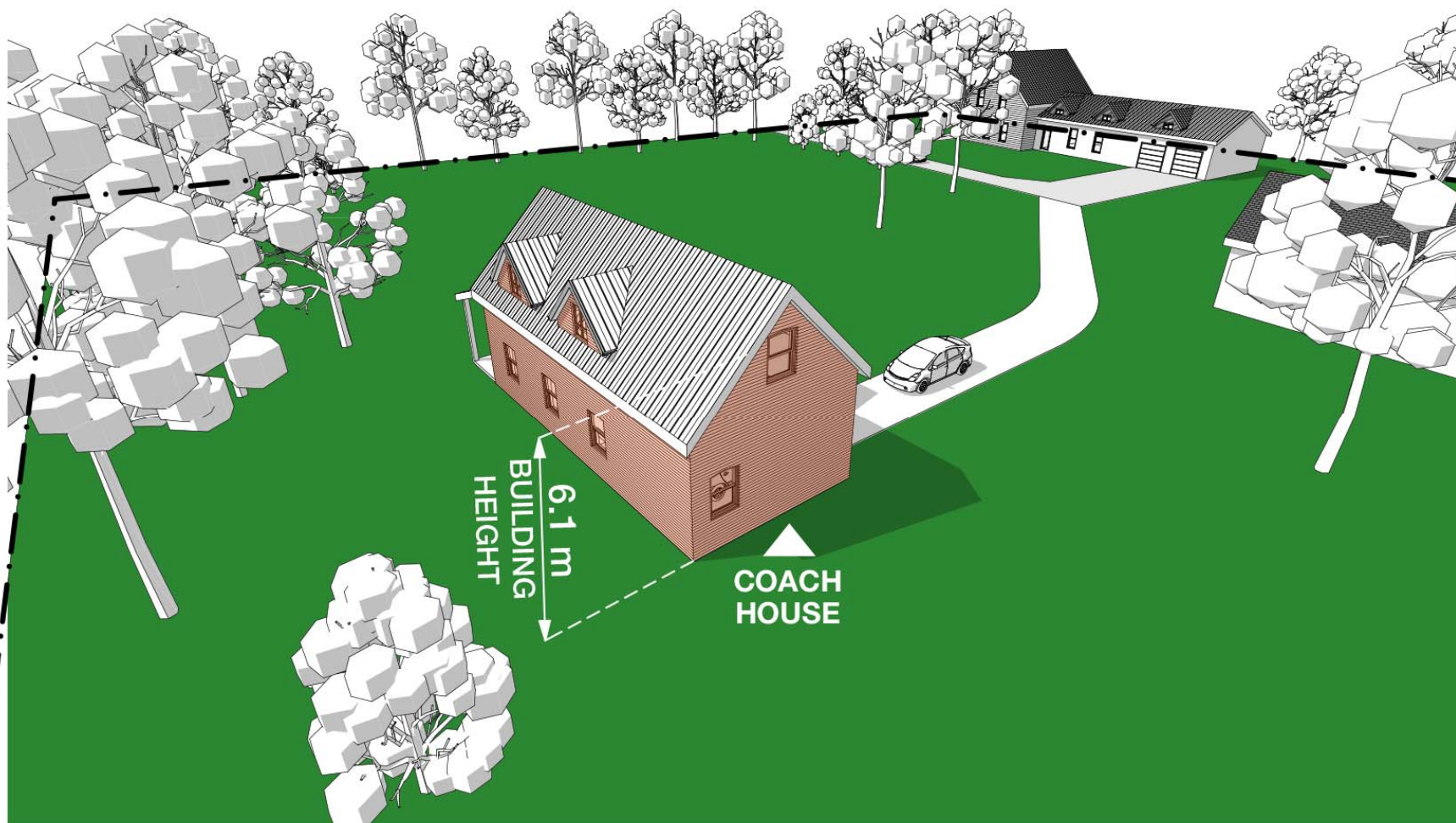


# Suburban Example



VIEW FROM STREET

# Rural Example



## Application Process

- Municipally Serviced Lots (Urban Suburban & Village Areas)
  - Pre-application meeting with City plumbing specialist to confirm servicing from home to coach house
  - Building Permit, Cost \$0.80/sq ft\* approx.

## Application Process

- Privately Serviced Rural Lots (well and septic)
  - Rural Site Plan Control – Cost \$700\*
  - Pre-application meeting with City Planner and Engineer to discuss water quality and quantity, study requirements
  - Building Permit – Cost \$0.80/sq ft\*



## Common Questions

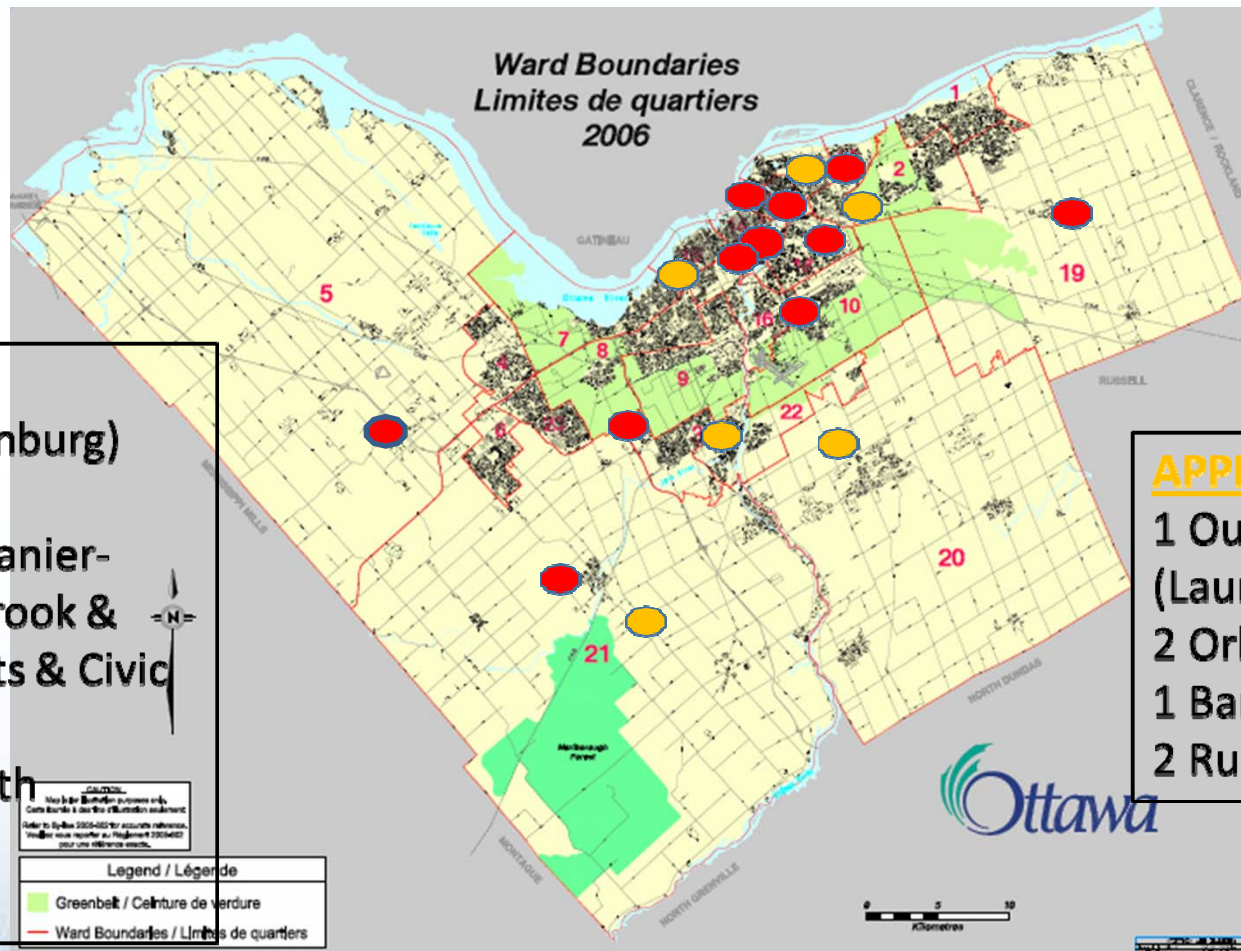
- **Will my taxes be increased?** Yes. A coach house will increase your taxes by the increase in value of your property
- **Can I sever the coach house?** No. A coach house must remain on the same lot as the primary home.
- **Can I get a separate address?** Yes. You can apply for a separate municipal address for the coach house after you get your building permit

## City of Ottawa – Leader!

- First municipality in Ontario to allow coach houses, since the provincial regulations were put in place in 2011



# Where are coach houses built?



## PENDING - 11

- 1 Urban (Hintonburg)
- 5 Outer Urban (Carlington & Vanier-South & Overbrook & Carleton Heights & Civic Hospital)
- 1 Riverside South
- 1 Orlean
- 3 Rural

## APPROVED - 6

- 1 Outer Urban (Laurentian)
- 2 Orleans
- 1 Barrhaven
- 2 Rural

# Questions / Discussion

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