

Paula Kusack

Subject: FW: coach home inquiry

From: T G <22 (1)>
Sent: June 23, 2021 9:30 AM
To: Carl Johannsen <cjohannsen@langleycity.ca>
Subject: Re: coach home inquiry

Hi Carl,

Yes, I understand the Garden suite definition\size\placement issues, thanks. As you mentioned, I would hope that the definition will be reviewed (immediately) to include coach\carriage homes as part of the proposed bylaw updates. This has been my focus from the beginning. The introduction of the "Garden" suite has done nothing to address the specific coach\carriage home provisions similar to many other municipalities.

The 4.6m height limit for accessory\shed type buildings will not permit "live above" design (due to the height limitations) to accommodate garage below and living space above. This again directly relates to the "living above a garage space" issue that was part of my original proposal. This "first step forward" amounts to too little too late. Langley City has had plenty of time to consider this issue and I hope they will take the proactive steps necessary to provide for "living in place" and flexibility in zoning, design (height), permits and placement (front yard with plenty of parking for RS2 zoned properties with no back lane access).

Further delaying a proper inclusion of carriage\coach homes in the new OCP and Bylaws design is short sighted. In the place of any material changes to the Bylaws, my design for a suitable detached garage\accessory space on my property may take on a new direction and include some features that may address my needs going forward.

Unfortunately I am unable to attend the public meeting due to personal commitments already in play. I hope you can convey my intentions\thoughts to those reviewing the new OCP and Bylaw proposals.

Thanks for your time

Terry Giesbrecht

From: Carl Johannsen <cjohannsen@langleycity.ca>
Date: Tuesday, June 22, 2021 at 4:15 PM
To: T G <22 (1)>
Subject: RE: coach home inquiry

Hi Terry,

Thanks for your email; the image you've shown below from page 27 of the OCP ('Suburban Residential' land use heading) does specify that on lots over 5,995 square feet/557 square metres a single detached house can have one secondary suite inside the house (ie. basement suite), or, one detached secondary suite in the backyard. This would apply to single detached home properties with this minimum lot size and located north and south of Grade Crescent.

We are currently generally defining detached secondary suites as 500 to 600 square foot 'garden suites' that are 1 storey and built on slab.

This being said, this definition will become more specific and codified in the new Zoning Bylaw, and staff will likely consider coach/carriage homes further as a part of the Zoning Bylaw update – as you know coach homes typically require a bit more space and lane access (although it can be done on larger lots with only driveway access), and also present a 2 storey building expression along the rear and/or interior lot line which can lead to overlook/privacy concerns – given this situation, further analysis and public consultation should be undertaken prior to identifying coach/carriage homes as a permitted use in single detached home zones. Noting that accessory buildings ie. sheds have a current 4.6 metre maximum height and have been in the Zoning Bylaw for decades, introducing secondary ‘garden’ suites of the same height is seen as a first step forward in introducing detached secondary suites to the City, given the limited height impact.

I will also send you a link to the searchable OCP in the morning, thanks for your patience,

Regards,

Carl

From: T G [REDACTED]
Sent: June 18, 2021 9:50 AM
To: Carl Johannsen <cjohannsen@langleycity.ca>
Cc: Regular Council Meetings <CouncilMeetings@langleycity.ca>
Subject: Re: coach home inquiry

Hi Carl,

I am reviewing the latest version of the OCP and haven’t seen anything that would:

- confirm the possibility of a **detached** secondary (specifically Coach\Carriage homes) suites (**south**-side of Grade Cres)
- clearly define “secondary suites” as inclusive of coach\carriage homes definitions or make specific mention of same
 - and also “detached”

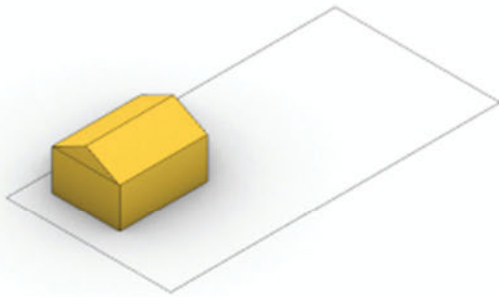
I have searched:

- Bylaw 3200 Final Draft (https://www.langleycity.ca/sites/default/files/uploads/Agenda/Bylaw%203200%20-%20Final%20Draft%20OCP_R.pdf)
 - Unfortunately the PDF was not configured to be searchable (and saved in a low resolution) so sifting through 138 pages is a bit mind numbing
- Appendix B District Policies (<https://pub-langleycity.escribemeetings.com/filestream.ashx?DocumentId=12120>)

The links to the revised\updated Bylaw 3200 only show 2 pages. Something is wrong with the link and\or the document connected to that link (<https://city.langley.bc.ca/cityhall/nexus/ocp-zoning-bylaw>)

The only thing I could find is shown below, which still doesn’t appear to address the concerns I brought forward. Still mentions “attached” and\or “garden” suite (very small).

SUBURBAN RESIDENTIAL



PURPOSE	Allow lower density single detached home in a suburban setting.
BUILDING TYPE & HEIGHT	Single detached homes with one secondary suite.
USES	• Residential
DENSITY	Minimum lot size of 557m² One attached secondary suite or one garden suite is allowed.

Council (and support staff) appear to continually miss the mark regarding coach\carriage homes (topic) in areas that can support them. Why has it taken so long?

If there are any specific links that you could provide (or a searchable Bylaw 3200) that indicates Council's direction to clearly permit Coach homes, please feel free to forward to me so I'm able to find the related information.

Thanks,

Terry

From: Carl Johannsen <cjohannsen@langleycity.ca>

Date: Thursday, June 17, 2021 at 9:01 AM

To: T G 22 (1)

Subject: RE: coach home inquiry

Hi Terry,

Thanks for your email and input, much appreciated.

The draft OCP is going to a Public Hearing on June 28 – I will send a separate email with further information on this.

Yes, the draft OCP at this point contemplates the single level detached garden suite, but staff are also moving ahead to update the City's Zoning Bylaw to implement the new OCP and potentially consider additional definitions/regulations re: the detached secondary suite.

The draft Zoning Bylaw process will also involve public consultation, and we will take in your comments below as early input to this process (and of course I will invite you to participate further in this process).

I also note that the OCP has been updated to permit a detached secondary suite or an in-house site in the proposed Suburban Residential land use, which if adopted will cover RS2 zoned properties.

Regards,

Carl

CARL JOHANNSEN
DIRECTOR OF DEVELOPMENT SERVICES

City Hall, 20399 Douglas Crescent, Langley BC V3A 4B3
P 604.514.2815 E cjohannsen@langleycity.ca



From: T G <22 (1)>
Sent: May 19, 2021 11:03 AM
To: Carl Johannsen <cjohannsen@langleycity.ca>
Subject: Re: coach home inquiry

Hi Carl,

A few points after reviewing the link you provided:

1. I find it interesting that yet another “term” for Coach or Carriage home(s) has been derived.
 - a. No definition of a Garden suite is listed. Is it similar (in the City’s view) or different from a typical Coach house\home (i.e single level only and only in the back yard)?
 - b. No regulations found allowing for living areas above a garage space; typically a Coach\Carriage home configuration.
2. Section “1.2.3. Compact lots with secondary suites and garden suites north of Grade Crescent;” seems counterintuitive.
 - a. The lot sizes south of Grade Cres (RS2) would be more able to accommodate detached secondary suites.
 - b. Many RS2 zoned lots have the capability of creating Coach homes in the front yard with plenty of off-street parking.

So far I am unable to see any progress on the issue I was trying to get Council to consider. It appears to have missed the mark and limited the options. I’m curious why Langley City is still holding back on a proper consideration of Coach\Carriage homes?

If I interpret the draft OCP correctly:

- Larger RS2 properties (typically south of Grade Cres) will not be able to build a Coach home.
- Coach home living spaces will not be permitted above a garage.
- Height limits have not been considered to allow for Coach home living above a garage.

Feel free to contact me to discuss.

Terry Giesbrecht
[REDACTED]

From: Carl Johannsen <cjohannsen@langleycity.ca>
Date: Wednesday, May 19, 2021 at 10:24 AM

To: T G 22 (1)

Subject: RE: coach home inquiry

Hi Terry,

Thanks for your email, input and inquiry.

We are considering the addition of garden suites to RS zones, as per the new draft OCP:

<https://city.langley.bc.ca/cityhall/nexus/ocp-zoning-bylaw>

We are also working on a new Zoning Bylaw (completion late 2021), and we appreciate your input in this regard.

Myself or one of our planning team can discuss with you further once you've had a chance to review the new draft OCP materials,

Cheers

Carl

CARL JOHANNSSEN
DIRECTOR OF DEVELOPMENT SERVICES

City Hall, 20399 Douglas Crescent, Langley BC V3A 4B3

P 604.514.2815 E cjohannsen@langleycity.ca



From: T G 22 (1)

Sent: May 14, 2021 7:58 AM

To: Carl Johannsen <cjohannsen@langleycity.ca>

Subject: coach home inquiry

Hi Carl,

I was wondering if Langley City has finally made some bylaw changes that would permit coach\carriage homes?

I have attempted (since 2016) to get Council to review their bylaws to allow:

- Secondary structure within the larger RS2 zones to accommodate coach homes
- Permit living above a garage (which is normal in a single family home)
- Permit a height of said structure to allow for garage and living (on top) of 22ft minimum.

I submitted my proposal that was to be presented to council, but I don't believe the city staff member did anything with it at that time.

Attached is the single page proposal I requested to be considered in 2017. Since then, there have been meetings, surveys, OCP reviews and studies and yet nothing has changed.

I found your name on the Bold New Vision link (<http://langleycity.ca/news/bold-new-vision-langley-city-seeks-input-residents>) and thought I would solicit your insights.

Thanks

Terry Giesbrecht
22 (1) Grade Cres