

Coach Houses are coming to Ottawa

Guiding Principles and Draft Recommendations Paper

Released January 26, 2016

Secondary dwelling units are a way to create more housing options for Ottawa's residents. The Ontario government passed the Strong Communities through Affordable Housing Act in 2011. This law requires municipalities to allow secondary dwelling units in accessory structures, such as garages. The City of Ottawa currently permits secondary dwelling units within detached, semi-detached, duplex buildings, or townhouses in all residential zones, but not in accessory



structures. The City has started a study of how and where these detached secondary dwelling units or Coach Houses will be permitted. Please read the paper which is available at:

ottawa.ca/coachhouses to understand how the City is recommending Coach Houses be permitted within the City. Some of the top highlights are as follows:

- Only permitting Coach Houses on lots which have a detached or semi detached dwelling;
- Limiting the height of a Coach House to one storey unless the unit is above a garage of facing a public laneway, which will allow for a two storey Coach House;
- Only permitting properties to have either a Coach House or a secondary dwelling unit within the home, but not both;
- Limiting the size of the Coach House to 40% of the footprint of the primary home up to a maximum of 95 metres square; and
- Prohibiting Coach Houses on properties which are serviced by a private well and septic system.

If you have any questions or wish to comment, please contact prior to **February 29, 2016**:

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