

SCHEDULE G - HOUSE CONVERSION REGULATIONS

1. Permitted Uses as a result of House Conversions

The only uses created as a result of a house conversion are those listed in the left hand column of this section 1 provided that the conditions in the corresponding right hand column have been met.

- | | |
|--|---|
| a. <u>Two family dwelling</u> | If the <u>building</u> was constructed as a <u>single family dwelling</u> prior to 1970 |
| b. <u>Multiple dwelling</u> | If the <u>building</u> was constructed as a <u>single family dwelling</u> or <u>two family dwelling</u> prior to 1931, or If the <u>building</u> was constructed as a <u>two family dwelling</u> between 1931 and 1969 |
| c. <u>Boarding house, rooming house, housekeeping apartment building, rest home - class "B", or kindergarten</u> | If the <u>building</u> was constructed as a <u>single family dwelling</u> prior to 1931 and has an existing <u>lot area</u> of 670m ² and a <u>width</u> of not less than 18m, except when located in the R1-A Zone which requires an existing <u>lot area</u> of 740m ² and a <u>width</u> of not less than 24m. |

2. Restrictions

- | | |
|--|--|
| a. Restrictions on exterior change (see sections 6 and 7) | No exterior change shall have been made to a <u>building</u> for 5 years prior to the commencement of a use created as a result of a <u>house conversion</u> , and no exterior change is permitted after the new use created as a result of a <u>house conversion</u> has commenced. |
| b. Restrictions on strata lots | <u>House conversions</u> are not permitted on any <u>lot</u> or in any <u>building</u> where strata lots have been created. |
| c. Restrictions on multiple uses | A <u>building</u> that has been converted to any use set out in section 1 of this Schedule G may not contain more than one permitted use. |

SCHEDULE G - HOUSE CONVERSION REGULATIONS

3. Number of Self Contained Dwelling Units Permitted in a House Conversion

For the purpose of calculating the number of allowable units in a building only floor area with an existing minimum clearance which is considered to be habitable floor area by the *British Columbia Building Code* can be used to qualify.

- a. The maximum number self-contained dwelling units permitted in a multiple dwelling or a two family dwelling shall be determined as follows:

| <u>Number of self-contained dwelling units:</u> | <u>Required minimum habitable floor area per building:</u> |
|---|--|
| 2 | 150m ² |
| 3 | 245m ² |
| 4 | 345m ² |
| 5 | 445m ² |

For each additional self-contained dwelling unit an additional 115m² of habitable floor area is required.

- b. Notwithstanding subsection a., no more than 3 self-contained dwelling units are permitted in a building constructed as a two family dwelling between 1931 and 1969.

4. Minimum floor area for Individual Dwelling Units

- | | |
|--|--|
| a. <u>Two family dwelling</u> units (minimum) | 46m ² |
| b. <u>Multiple dwelling</u> units (minimum) | 33m ² |
| c. <u>Housekeeping apartment units</u> (minimum) | 25.5m ² exclusive of any common or shared space |

5. Landscaping, Screening and Parking

- | | |
|--|---|
| a. Landscaping (minimum) | Not less than 33% of the surface <u>area</u> of the <u>rear yard</u> and not less than 30% of the surface <u>area</u> of the entire <u>lot</u> shall be maintained in a landscaped condition, and used for no other purpose |
| b. Side <u>lot</u> line landscaping for unenclosed parking (minimum) | 0.6m wide with a <u>landscape screen</u> of at least 1.5m in height |
| c. <u>Rear lot line</u> landscaping for unenclosed parking (minimum) | 1.5m wide with a <u>landscape screen</u> of at least 1.8m in height |
| d. Parking | Subject to the regulations in Schedule "C" and shall not be located in the <u>front yard</u> |

SCHEDULE G - HOUSE CONVERSION REGULATIONS

6. Exterior Change Definition

Exterior changes include the following:

- a. Any extension to a building which creates additional enclosed floor space, including any dormer area (see section 6.g);
- b. Any addition of unenclosed floor space, including a sundeck, balcony or porch;
- c. Raising a building by more than 0.6m (see section 6.g);
- d. Raising a building in any way which increases the habitable floor area of the building as defined by the *British Columbia Building Code* (see section 6.g);
- e. Changes to the facade of any building or any portion of the building facing a street, including alterations to cladding material or alterations to, or the creation of, windows or doors;
- f. The addition of any steps or entranceway exceeding 1.5m in height; and
- g. Changes set out in sections 6.a., 6.c. and 6.d. are deemed to affect the use or density of land use.

7. Permitted Changes to House Conversions

Exterior changes does not include:

- a. The relocation of a building on the existing lot;
- b. Changes to any facade of a building which does not face a street including changes to or the addition of, doors, window, steps, or fire escapes;
- c. Changes to the street facade where the purpose and effect of the changes are to return the building to its original exterior finish;
- d. Changes to a building that was converted to any of the uses in this schedule prior to June 28, 1984.
- e. An addition to a two family dwelling, boarding house, rooming house, housekeeping apartment building, rest homes - class "B", multiple dwelling, or kindergarten converted prior to June 28, 1984 to a maximum of 333m² including the area of all floors; and
- f. A building that was converted prior to June 28, 1984 must not exceed 7.6m or 2 storeys in height.

SCHEDULE G - HOUSE CONVERSION REGULATIONS

8. Rest Homes - Class "B"

Notwithstanding anything in sections 6 and 7, where any building is used as a rest home - class "B", exterior change does not include:

- a. The addition of a main floor access ramp within any front yard; or
- b. The addition of up to 19m² of enclosed floor space on any façade of a building which does not face a street, provided such additions are required to meet with lawful standards for fire, health or safety

(Amended Bylaw 14-041 adopted July 10, 2014)