

# PART 1.155 – R1-HC ZONE, THREE FAMILY HOUSE CONVERSION DISTRICT

## 1.155.1 Permitted Uses

The following uses are the only uses permitted in this Zone:

Single family dwelling with no more than one of the following accessory uses:

- Secondary suite; or
  - Garden suite subject to the regulations in Schedule “M”; or
  - Roomers and/or Boarders up to a maximum of 4
- a. House conversion, subject to the regulations in Schedule “G”, except as specified in Part 1.155.3
  - b. Home occupation subject to the regulations in Schedule “D”
  - c. Accessory buildings subject to the regulations in Schedule “F”
  - d. Private garage
  - e. Public building
  - f. Garage sales limited to no more than 2 in any year
  - g. notwithstanding paragraphs a. through g., the only uses permitted on a panhandle lot created by way of subdivision after July 10, 2009, are the uses described in paragraphs a., c. (subject to the regulations in Schedule “D”), d., e., and h., which uses are subject to the regulations in Schedule “H”
  - h. notwithstanding paragraphs a. through h., the only use permitted on a lot with a site area less than 230m<sup>2</sup> or with an average lot width less than 7.5m is a private garage

## 1.155.2 Site Area, Lot Width

- |                                       |  |
|---------------------------------------|--|
| a. <u>Lot area</u> (minimum)          | 460m <sup>2</sup>                          |
| b. <u>Lot width</u> (minimum average) | 15m  |
| c. <u>Panhandle lot</u>               | Subject to the regulations in Schedule “H” |

## PART 1.155 – R1-HC ZONE, THREE FAMILY HOUSE CONVERSION DISTRICT

### 1.155.3 Floor Area of the Principal Building

- |   |                   |
|---|-------------------|
| a. Floor <u>area</u> , of all floor levels combined (maximum)   | 322m <sup>2</sup> |
| b. <u>Private garage</u> : floor <u>area</u> of all floor levels combined (maximum)   | 37m <sup>2</sup>  |
| c. <u>Public buildings</u>  | Not applicable    |
| d. Despite the restrictions in section 3.a.i and 3.b.ii of Schedule “G”, an extension made to a <u>building</u> 5 years prior to the commencement of a use as a result of a <u>house conversion</u> that creates additional enclosed floor area is permitted. |                   |

### 1.155.4 Height, Storeys, Roof Decks

- |  |  |
|--|--|
| a. Residential <u>building</u> (maximum) | 7.6m in <u>height</u> and 2 <u>storeys</u> |
| b. <u>Public building</u> (maximum)      | 11m in <u>height</u> and 2½ <u>storeys</u> |
| c. <u>Roof deck</u>                      | Not permitted                              |

### 1.155.5 Setbacks, Projections

- |  |   |
|--|---|
| a. <u>Front yard setback</u> (minimum)<br>Except for the following maximum projections into the setback: | 7.5m  |
| • Steps less than 1.7m in <u>height</u>  | 2.5m  |
| • <u>porch</u>   | 1.6m  |
| b. <u>Rear yard setback</u> (minimum)  | 7.5m or 25% of <u>lot depth</u> whichever is greater  |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum)                                     | 1.5m or 10% of the lot width whichever is greater<br>3.0m for one <u>side yard</u> when the <u>lot</u> is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum)  | 4.5m  |
| e. <u>Side yard setback</u> on a flanking <u>street</u> for a <u>corner lot</u> (minimum)                | 3.5m or 10% of the <u>lot width</u> whichever is greater  |
| f. Eave projections into <u>setback</u> (maximum)  | 0.75m   |

## PART 1.155 – R1-HC ZONE, THREE FAMILY HOUSE CONVERSION DISTRICT

### 1.155.6 Site Coverage, Parking

- a. Site coverage (maximum) 40%
- b. Parking Subject to the regulations in Schedule “C”

### 1.155.7 Outdoor Features

- a. The setbacks set out in section 1.155.5 apply to outdoor features as though they are buildings
- b. Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower