

# 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.

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|--|---|
| 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,<br><br>or<br><br>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 <sup>2</sup> 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 <sup>2</sup> and a <u>width</u> of not less than 24m. |

## 2. Restrictions

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|--|--|
| a. Restrictions on exterior change<br><br>(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.  |

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### 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:

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

For each additional self-contained dwelling unit an additional 115m<sup>2</sup> 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

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

### 5. Landscaping, Screening and Parking

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|--|---|
| 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>  |

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### 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 333m<sup>2</sup> 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.

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### 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 19m<sup>2</sup> 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)