

Section 56 Residential Conversion

- 56.1 In considering any application for a conversion of a single detached, semi-detached or duplex dwelling to an office use in the Residential Transition District or a Commercial District, the Development Authority shall ensure that:
- a. Parking is provided in accordance with Part Nine of this Bylaw;
 - b. Where the conversion involves exterior renovation, the height and site coverage of the renovation is similar to that of the surrounding properties;
 - c. Landscaping is provided in accordance with Part Eight of this Bylaw; and
 - d. Exterior lighting is in accordance with Section 50.
- 56.2 Development Authority shall consider, in addition to other matters, the following in reviewing an application pursuant to this Section:
- a. Whether approval would result in a concentration of such conversions which may alter the residential character of the area;
 - b. Whether the level of activity resulting from a proposed minor office use of the proposed conversion will generate traffic levels and off-site parking in excess of the normal capacity of the adjacent roadway; and
 - c. Whether pedestrian movements will be adversely affected by the proposed conversion.
- 56.3 As part of the development permit referral process, adjacent property owners shall be asked for comment.
- 56.4 The Development Authority shall consider the provisions of any applicable Area Redevelopment Plan.