VANCOUVER HOME ADDITIONS

Bump-Outs & Extensions

Small additions, cantilever bump-outs, kitchen extensions, room expansions, and minor footprint increases for Metro Vancouver homes

7 Expert Answers from Additions IQ

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Q1

200 Sq Ft Kitchen Bump-Out Addition Budget in Burnaby

A 200-square-foot kitchen bump-out addition in Burnaby realistically costs between $100,000 and $150,000 all-in, including permits, design, and full kitchen finishing. The wide range reflects the enormous difference between a basic galley extension with standard cabinetry and a fully loaded kitchen with premium appliances, stone countertops, and custom millwork.

Kitchen bump-outs sit at the higher end of per-square-foot addition costs because you're not just adding empty floor space — you're adding the most mechanically and finish-intensive room in the house. At 200 square feet, you're looking at roughly **$500 to $750 per square foot** once kitchen finishes are included, compared to $350 to $475 for a simple living space addition.

Here's how the money breaks down in practical terms. **Design and permits** will run $15,000 to $25,000. In Burnaby, you'll need architectural drawings, structural engineering (mandatory for any addition that ties into the existing structure), an energy assessment under the BC Energy Step Code, and building permit fees. Burnaby's permit fees for residential additions are calculated based on construction value, and for a project of this size you're typically looking at $3,000 to $5,000 in municipal fees alone. Don't forget the plumbing and electrical permits, which are separate.

Foundation and structural work accounts for $25,000 to $40,000. A 200-square-foot bump-out needs a proper perimeter foundation — in Burnaby's seismic zone, that means reinforced concrete footings and foundation walls engineered to current BC Building Code standards, even if the rest of your house was built to older codes. If your existing home sits on a crawl space, matching that foundation depth adds complexity. If you're on a slab, integrating the new slab with proper moisture barriers and insulation to Step Code requirements is equally involved. The framing, roof tie-in, exterior sheathing, and weatherproofing for the bump-out structure typically runs $15,000 to $25,000 on top of the foundation.

Kitchen finishing is where the budget swings dramatically. A mid-range kitchen fit-out for 200 square feet — including cabinetry, quartz or granite countertops, tile backsplash, sink, plumbing rough-in and fixtures, lighting, and flooring — runs $35,000 to $55,000. If you're relocating the kitchen sink or adding a gas line for a range, expect the plumbing and gas work to add $5,000 to $10,000. Appliances are often excluded from contractor quotes, so budget $5,000 to $15,000 separately depending on whether you're going with standard or premium brands.

Electrical work for a kitchen bump-out is significant because BC code requires dedicated circuits for the refrigerator, dishwasher, microwave, and counter receptacles (which need GFCI protection). If your existing panel doesn't have capacity, a panel upgrade adds $3,000 to $5,000. Recessed lighting, under-cabinet lighting, and any smart switches add to this line item.

Exterior finishing — matching the new bump-out's siding, trim, and roofing to the existing house — runs $8,000 to $15,000 depending on your home's current cladding. If you have brick or stone, matching it is significantly more expensive than vinyl or fibre cement siding.

One cost that Burnaby homeowners sometimes overlook is the **interior transition work**. When you bump out a kitchen, the existing exterior wall gets demolished, headers need to be installed to carry the load above, and the flooring, ceiling, and trim all need to be blended seamlessly between old and new. This demolition and transition work can easily run $5,000 to $10,000.

For a realistic all-in budget, plan on **$110,000 to $130,000 for a mid-range kitchen bump-out** with good-quality cabinetry, stone counters, and solid finishes. Add a **15% contingency ($15,000 to $20,000)** because kitchen bump-outs almost always reveal surprises when you open up the existing exterior wall — deteriorated sheathing, outdated wiring that needs replacing, or plumbing that doesn't meet current code. That puts your working budget at **$125,000 to $150,000**, which aligns with what Burnaby homeowners are actually spending on projects like this in 2025-2026.

Q2

Cantilevered vs Foundation Bump-Out for Dining Room in Burnaby

A 4-foot cantilever is technically possible for a dining room bump-out in Burnaby, but whether it is structurally sufficient depends on your existing floor joist size, spacing, and the direction they run relative to the bump-out. Cantilevered bump-outs avoid the cost and disruption of excavating and pouring a new foundation, which is exactly why they appeal to homeowners looking for a simpler project. However, there are strict limits under the BC Building Code, and your structural engineer will have the final say on whether your specific house can support a 4-foot cantilever.

Under the BC Building Code, the general rule for cantilevered floor systems is that the cantilever distance must not exceed the lesser of the joist depth or 600 millimetres (about 24 inches) for standard lumber joists without engineering. That 600 mm limit is significantly less than 4 feet. To cantilever a full 4 feet (approximately 1,220 mm), you will need a structural engineer to design a custom solution — typically using engineered lumber like LVL beams or deeper I-joists that extend back into the existing floor structure far enough to counterbalance the cantilevered portion. The standard engineering rule of thumb is that the back-span (the portion of the joist inside the existing house) must be at least twice the cantilever distance, so a 4-foot cantilever needs joists running at least 8 feet back into the house and properly anchored.

The direction your existing floor joists run is the critical factor. If your joists run **perpendicular** to the wall where you want the bump-out, a cantilever is much more straightforward because you can sister new engineered joists alongside the existing ones and extend them outward. If the joists run **parallel** to that wall, a cantilever becomes significantly more complicated — you would need to install a new beam along the existing wall and run cantilevered joists off it in the perpendicular direction, which essentially means rebuilding a portion of the existing floor structure.

For a dining room specifically, the live load requirement under the BC Building Code is **1.9 kPa (about 40 pounds per square foot)**, which is the standard residential floor loading. A 4-foot cantilever carrying dining room loads is within the range that engineered solutions can handle, but your engineer will also need to account for the dead load of the exterior wall sitting at the end of the cantilever, the weight of the roof or header above the bump-out, snow load on any roof extension, and **wind uplift and seismic forces** — both significant considerations in Metro Vancouver's seismic zone and coastal wind exposure.

Burnaby's building department will require a building permit for this work regardless of whether you use a cantilever or a full foundation. The permit application will need stamped structural engineering drawings showing the cantilever design, connection details, and load path. Burnaby's plan reviewers are familiar with cantilevered bump-outs and will scrutinize the engineering carefully, particularly the connection between new and existing structure.

From a practical standpoint, there are trade-offs to consider. A cantilevered bump-out saves you the cost of foundation excavation and concrete, which in Burnaby typically runs **$8,000 to $15,000** for a small addition foundation. However, the engineered lumber and more complex framing connections for a 4-foot cantilever may cost **$4,000 to $8,000** more than standard framing, narrowing the savings. You also lose the ability to have any floor space below the bump-out — no crawlspace access, no basement extension — and insulating the underside of a cantilevered floor in Vancouver's damp marine climate requires careful detailing to prevent moisture accumulation and condensation.

A cantilevered bump-out also limits your future options. If you ever want to extend the bump-out further or add a second storey above it, you would need to go back and add a foundation anyway. If there is any chance you will want more space down the road, investing in a proper foundation now — even for a 4-foot extension — gives you a much more versatile structure.

The best path forward is to have a structural engineer assess your existing floor system before committing to either approach. They will inspect the joist size, spacing, species, and direction, check the condition of your existing foundation wall and sill plate, and give you a clear answer on whether a 4-foot cantilever is feasible for your specific house. Budget **$1,500 to $3,000** for this engineering assessment and design in Burnaby.

Q3

Bump-Out vs Full Addition for 150 Sq Ft in North Vancouver

For 150 square feet of additional living room space in North Vancouver, a bump-out is almost always the more cost-effective option — typically $45,000 to $75,000 compared to $75,000 to $120,000 for a full addition — but the best choice depends on your home's existing structure, the lot's topography, and how much foundation work each approach requires. North Vancouver's hilly terrain and mature residential lots create unique conditions that can flip the cost advantage in certain situations.

A **bump-out** for this purpose means extending the existing living room wall outward by 5 to 8 feet across a span of 18 to 30 feet (or a similar configuration that yields 150 square feet), typically using the existing roof structure extended or a new shed/gable roof tied into the existing roofline. A **full addition** means building a completely new room with its own foundation, walls, and roof structure that connects to the house through a new opening in the existing wall.

The bump-out wins on cost for several reasons. First, you are modifying and extending the existing structure rather than building a standalone one, which means less foundation work, fewer exterior walls, and a simpler roof. A bump-out foundation might be a simple strip footing or even a cantilevered floor system (for extensions up to about 3 feet), while a full addition requires a complete perimeter foundation with footings designed for North Vancouver's soil conditions and seismic requirements. In North Vancouver specifically, many properties sit on sloped lots with variable soil bearing capacity, and foundation costs for a full addition can escalate quickly if you need retaining walls, deeper footings, or soil stabilization — expenses that can add **$15,000 to $30,000** beyond what a simple bump-out foundation requires.

Second, a bump-out ties into the existing wall framing, which means you already have one "wall" of the addition built — the existing exterior wall becomes an interior partition or is removed entirely to open the space. A full addition needs four complete walls, more exterior cladding, more insulation, and more finishing.

Third, the roof connection on a bump-out is usually simpler. Extending the existing roof slope by a few feet is a fraction of the cost of building an entirely new roof structure with its own ridge, valleys, and gutter system. In North Vancouver's heavy-rain marine climate, every roof junction and valley is a potential leak point that requires meticulous flashing and waterproofing — fewer junctions means lower cost and lower long-term maintenance risk.

Where the full addition can make sense is when the bump-out approach creates problems. If extending the existing wall pushes you into the rear or side setback (North Vancouver District and City of North Vancouver have different zoning bylaws, but rear setbacks are typically **6 to 7.5 metres**), a full addition positioned in a different location on the lot might comply where the bump-out would not. If the existing wall you would extend has significant plumbing, electrical, or structural elements that are expensive to relocate, building a new room elsewhere and

connecting it through a hallway or wide opening might actually cost less than reworking the existing wall. And if your home is on a steep slope where the back of the house is already on piers or a tall crawlspace, extending outward with a bump-out may require expensive structural support to cantilever or post the new floor at the correct height.

For a straightforward 150 square foot living room bump-out on a relatively flat North Vancouver lot, here is a typical cost breakdown:

- Foundation (strip footing or crawlspace): **$6,000 to $12,000**
- Framing and structural connections: **$8,000 to $14,000**
- Roof extension and exterior envelope: **$7,000 to $12,000**
- Windows (living rooms typically want generous glazing): **$4,000 to $8,000**
- Electrical and HVAC extension: **$3,000 to $6,000**
- Interior finishing (drywall, flooring, paint, trim): **$6,000 to $10,000**
- Permits, engineering, architectural drawings: **$5,000 to $9,000**
- Contingency (10-15%): **$4,000 to $10,000**

The single most important step is getting a structural engineer to assess whether a bump-out is feasible given your existing foundation, wall framing, and roof structure. In North Vancouver, seismic bracing requirements mean the engineer needs to verify that removing a section of exterior wall for the bump-out opening does not compromise the home's lateral force resistance — you may need to add shear panels or hold-down hardware elsewhere in the house to compensate. This assessment typically costs **$1,500 to $3,000** and gives you the information you need to make the bump-out versus full addition decision with confidence.

Q4

Two-Storey Bump-Out Extensions in Delta — What's Allowed?

Delta does allow two-storey bump-out extensions — there is no bylaw limiting bump-outs to single-storey — but the zoning requirements for height, setbacks, and floor area ratio become significantly more restrictive when you go to two storeys, and the structural and foundation requirements are substantially more demanding. The question is not whether Delta permits it, but whether your specific lot can accommodate the increased building mass within the zoning envelope.

Delta is made up of three distinct communities — Ladner, Tsawwassen, and North Delta — each with somewhat different neighbourhood characters but governed by the same zoning bylaw. For single-family residential zones (RS1 through RS5 and similar), the key regulations that affect a two-storey bump-out are the **maximum building height** (typically 9 metres or about 29.5 feet to the midpoint of the roof), **maximum floor area ratio** (FAR, which limits total floor area relative to lot size), and the **required setbacks** from property lines.

The height limit is rarely a problem for a two-storey bump-out because most existing two-storey homes in Delta already sit within the 9-metre height envelope, and a bump-out extension that matches the existing floor-to-floor heights and roofline will not exceed it. The **FAR** is where two-storey bump-outs run into trouble. Because you are adding floor area on two levels rather than one, a bump-out that extends 4 feet from the house across 15 feet of width adds 60 square feet per floor — 120 square feet total. On a typical 6,000 square foot lot with a 0.50 FAR, your maximum floor area is 3,000 square feet. If the existing home is already at 2,900 square feet, you only have room for 100 square feet of additional floor area total, which a two-storey bump-out would exceed.

Setbacks apply to every storey of the bump-out, not just the ground floor. In most Delta residential zones, the rear setback is **6 metres** and the side setback is **1.2 to 1.8 metres** depending on the zone and lot width. The second storey of the bump-out must maintain the same setbacks as the first — unlike some jurisdictions that have more generous second-storey setback requirements, Delta generally applies the same setback to the full height of the building. This is straightforward for a bump-out that adds to an existing two-storey wall, since both floors extend the same distance.

From a structural and engineering perspective, a two-storey bump-out is a significantly more complex project than a single-storey one. The foundation must carry the weight of two floors, two sets of walls, and the roof, plus resist the lateral forces from wind and seismic loading on the taller structure. In Metro Vancouver's seismic zone, a two-storey bump-out creates a **torsional irregularity** — the house is no longer symmetrical in its resistance to earthquake forces — and the structural engineer must design additional bracing or hold-downs to compensate. This often means reinforcing not just the bump-out itself but also portions of the existing house to redistribute seismic forces.

The foundation for a two-storey bump-out needs to be a full-depth perimeter foundation matching the existing house foundation — a cantilevered floor system is not appropriate for two storeys because the weight and moment forces are far too high. In Delta's Ladner and parts of Tsawwassen, soil conditions include deltaic clay and silt deposits with poor bearing capacity, which may require pile foundations or over-excavation and replacement with structural fill. A geotechnical investigation (**$3,000 to $5,000**) is essential before designing the foundation.

Cost comparison is significant. A single-storey bump-out of 60 square feet (4 feet by 15 feet) in Delta typically costs **$35,000 to $55,000**. The same footprint as a two-storey bump-out (120 square feet total) runs **$65,000 to $110,000** — not quite double, because you share the foundation and roof costs across two floors, but substantially more due to the heavier foundation, additional framing and finishing for the second floor, more complex structural engineering, and the need to tie into the existing second-floor structure which may require temporary support of the existing roof and upper walls during construction.

The permit process in Delta for a two-storey bump-out requires more documentation than a single-storey project. Beyond the standard building permit application with architectural and structural drawings, you may trigger a **Development Permit** requirement if the addition changes the building's appearance as viewed from the street, particularly in areas with form-and-character development permit guidelines. Delta's planning department will review the two-storey addition for neighbourhood compatibility, particularly if the bump-out is on a side wall facing a neighbour.

Practically speaking, two-storey bump-outs work best when the existing house is already two storeys and the bump-out is on the rear wall where it is least visible from the street and least likely to impact neighbours. A two-storey bump-out on a side wall in a neighbourhood of single-storey ranchers will face more scrutiny — both from the planning department and potentially from neighbours during any notification process. Before committing to the design, visit Delta's planning counter with your address and a sketch to get a preliminary assessment of zoning compliance and any development permit requirements.

Q5

Cost of a Breakfast Nook Bump-Out With Windows in Burnaby

A breakfast nook bump-out with floor-to-ceiling windows in Burnaby typically costs between $45,000 and $95,000, depending on the size, window specifications, foundation type, and how much structural modification is needed to open up the existing exterior wall. This is one of the more popular bump-out projects in Metro Vancouver because it dramatically transforms a kitchen's feel and natural light without the cost of a full-scale addition.

The size of the bump-out is the primary cost driver. Most breakfast nook extensions range from **40 to 80 square feet** — essentially a 5-to-8-foot projection from the existing wall, spanning 8 to 10 feet wide. At the lower end, a compact 40-square-foot bump-out with standard-quality floor-to-ceiling windows on three sides runs approximately **$45,000 to $60,000** fully finished. A more generous 70-to-80-square-foot nook with premium triple-pane windows, heated flooring, and custom built-in bench seating pushes into the **$75,000 to $95,000** range.

The floor-to-ceiling windows are the signature feature of this project, and they carry a significant portion of the budget. For a three-sided nook bump-out, you are looking at roughly 80 to 120 square feet of glazing depending on the configuration. In Metro Vancouver's marine climate, the BC Building Code and the BC Energy Step Code require high-performance glazing — **double-pane Low-E is the minimum**, but many Burnaby homeowners opt for triple-pane units for superior thermal performance and noise reduction. Double-pane floor-to-ceiling window units for a nook typically cost **$8,000 to $15,000** supplied and installed, while triple-pane upgrades push that to **$12,000 to $22,000**. The window style matters too — fixed picture windows are the most affordable, while operable casement or awning combinations for ventilation add cost.

The foundation for a breakfast nook bump-out is usually one of two types: a **shallow frost-protected foundation** or a **helical pile system**. Burnaby's frost depth is relatively shallow compared to the rest of Canada, but the foundation still needs to meet BC Building Code requirements for bearing capacity and moisture management. A simple concrete slab-on-grade with frost-protected footings runs **$4,000 to $8,000** for a small bump-out. Helical piles, which are screwed into the ground and work well on sloped Burnaby lots where excavation would be difficult, typically cost **$6,000 to $12,000** installed. If your lot has challenging soil conditions — not uncommon in parts of Burnaby near the slopes of Burnaby Mountain — a geotechnical report may be required, adding **$2,000 to $4,000** to the project.

Structural work is another major cost component. Opening up the existing exterior wall to connect the nook to the kitchen requires a **structural header** (typically an engineered LVL beam) to span the opening and transfer the loads that the removed wall section was carrying. The header itself, plus the support posts and any necessary reinforcement, typically costs **$3,000 to $7,000** in engineering and materials. If the existing wall is load-bearing — which exterior walls almost always are — this engineering is not optional. The structural engineer must also design the connection between the new bump-out roof and the existing house, ensuring the tie-in is weathertight and structurally sound against Metro Vancouver's heavy rain loads and seismic requirements.

The roof over a breakfast nook bump-out is typically a shed roof, hip roof, or flat roof depending on the architectural style of your home. A shed roof is the most common and cost-effective option, running **$4,000 to $8,000** for framing, sheathing, membrane or shingle roofing, and insulation. The roof must meet current BC Building Code requirements for insulation — minimum **R-40 for a ceiling assembly** — and must be properly flashed and sealed where it meets the existing house wall to prevent the water infiltration problems that plague Metro Vancouver

homes.

Beyond the structure and windows, budget for interior finishing: flooring (**$1,500 to $4,000** depending on material), electrical for lighting and outlets (**$1,500 to $3,000**), drywall and painting (**$2,000 to $4,000**), and any built-in seating or cabinetry (**$3,000 to $8,000** for custom bench seating with storage underneath). Radiant in-floor heating is a popular upgrade for nook bump-outs — sitting in a window-wrapped space during a Burnaby winter is far more comfortable with warm floors — adding **$2,000 to $4,000** for electric radiant heat.

Permitting in Burnaby for a breakfast nook bump-out runs **$300 to $600** in municipal fees, plus **$3,000 to $6,000** for the architectural drawings and structural engineering needed for the application. The permit timeline is typically **6 to 10 weeks** assuming no zoning variances are required. Before committing to the project, confirm that the bump-out will not exceed Burnaby's maximum lot coverage for your zoning district or encroach into a required setback — either situation would trigger a variance application that adds months and uncertainty to the process.

Q6

Timeline for a Small Bump-Out Addition in Metro Vancouver

Expect closer to six months than three for a small bump-out addition in Metro Vancouver when you count the full timeline from permit application to finished, inspected space — and in many municipalities the process stretches even longer. The three-month estimate that some contractors mention typically refers to construction time only, conveniently leaving out the permitting phase that precedes it and the inspection delays that can interrupt it.

The timeline breaks down into three distinct phases: **permitting, construction, and inspections/closeout**. Each phase has its own duration and its own potential for delays, and understanding all three is essential for realistic planning.

Permitting is where most of the timeline gets consumed. Before you can submit a building permit application, you need architectural drawings and structural engineering — which takes **3 to 6 weeks** to prepare if your designer has availability. Once submitted, the permit review timeline varies dramatically by municipality across Metro Vancouver. The **City of Vancouver** is the slowest, with residential building permits currently taking **3 to 6 months** for review. **Burnaby** and **Surrey** are somewhat faster at **6 to 12 weeks**. **Coquitlam**, **Port Moody**, and **Langley** typically process straightforward bump-out permits in **6 to 10 weeks**. These timelines assume a clean first submission with no corrections needed — if the plan reviewer identifies issues requiring revised drawings, each correction cycle adds another **3 to 6 weeks** as your revised submission goes back into the queue.

If your bump-out requires a **development variance permit** — for example, because it encroaches into a required setback or pushes your lot coverage over the maximum — the permitting timeline explodes. A variance requires public notification, neighbour input, and in most municipalities a council decision. This process adds **3 to 6 months** on top of the building permit timeline and carries the risk of outright denial. Confirming that your bump-out complies with all zoning requirements before you invest in detailed drawings is one of the most important early steps.

Once the permit is in hand, the **construction phase** for a small bump-out is genuinely the shortest part of the process. A straightforward bump-out of 40 to 80 square feet — such as a kitchen extension, breakfast nook, or bathroom expansion — typically requires **6 to 10 weeks** of active construction time. The sequence is foundation (1 to 2 weeks including cure time), framing and roof (1 to 2 weeks), exterior envelope and windows (1 week), rough-in for electrical, plumbing, and HVAC (1 week), insulation and vapour barrier (2 to 3 days), drywall and finishing (2 to 3 weeks). This timeline assumes trades are available and show up on schedule, which is a significant assumption in Metro Vancouver's busy construction market.

Inspection delays can stretch the construction phase considerably. Each municipality requires inspections at key stages — footing, foundation, framing, rough-in, insulation, and final — and you cannot proceed to the next phase until the inspection is passed. In busy periods, booking an inspection in some Metro Vancouver municipalities can take **3 to 10 business days**, and if the inspection fails, you must correct the deficiency and rebook. Two or three inspection delays across the project can easily add **3 to 4 weeks** to the construction timeline.

Weather is another factor that affects scheduling in Metro Vancouver. If your bump-out construction falls during the **October to March rainy season**, foundation work and exterior framing can be delayed by persistent rain. While experienced crews work through moderate rain, heavy downpours make concrete pours unreliable and can compromise framing quality. Summer construction is ideal for the exterior phases, though summer is also when contractors are busiest and scheduling is tightest.

Putting it all together for a realistic scenario: if you engage a designer in January, submit for permit in March, receive the permit in May (assuming a municipality with an 8-week turnaround and no corrections), start construction in June, and finish in August, you are looking at roughly **7 to 8 months from start to finish**. If you are in the City of Vancouver with its longer permit timelines, or if a correction cycle adds 6 weeks, or if your contractor cannot start immediately when the permit arrives, the total timeline stretches to **9 to 12 months**.

The most common mistake homeowners make is planning around the construction time alone. They assume they will be enjoying their new bump-out in three months, when the reality is that three months might not even get them past the permit review stage. Start the process **at least 6 months before you want the space finished**, and 9 to 12 months if you are in a municipality with slower permitting or if there is any chance you will need a variance.

Q7

Cost to Add a Front Foyer Extension to a Vancouver Home

A front foyer addition in Vancouver typically costs between $50,000 and $130,000 depending on the size, complexity, and finish level, with most projects falling in the $65,000 to $100,000 range for a well-designed 40-to-80-square-foot enclosed entry that transforms the home's curb appeal and functionality. This is one of the more architecturally sensitive additions you can build because it is the first thing anyone sees, and it needs to look like it was always part of the house.

Most older Vancouver homes — particularly the post-war bungalows and Vancouver Specials that dominate many neighbourhoods — have minimal or no foyer space. You walk directly from the front door into the living room, with no transition zone for removing shoes and coats (a practical necessity in Vancouver's rainy climate). A foyer addition typically extends the front of the house by **4 to 8 feet** across a width of **8 to 12 feet**, creating an enclosed vestibule with space for a coat closet, shoe storage, a bench, and a proper landing area inside the front door.

The **foundation** for a front foyer addition ranges from **$6,000 to $15,000** depending on the approach. A slab-on-grade with thickened footings is the most common choice for a small foyer bump-out. If the existing front of the house has a basement or crawlspace that you want to continue under the foyer, the foundation cost increases to accommodate the deeper excavation and full-height walls. Front-of-house excavation in Vancouver's established neighbourhoods can be complicated by proximity to the sidewalk, utility lines running through the front yard, and mature tree roots that trigger the city's tree protection bylaw.

The **structural work** to connect the foyer to the existing house requires opening up the current front wall, installing a structural header to span the new opening, and tying the new roof structure into the existing roof or fascia. This structural modification typically costs **$4,000 to $10,000** in engineering and construction, depending on whether the existing front wall is load-bearing (it usually is) and how the new roofline integrates with the existing one.

Roofing is one of the trickiest design elements of a front foyer addition. The new roof must integrate visually with the existing roofline and shed water away from the entry — not toward it. Common approaches include a gabled roof that mirrors the existing roof pitch, a shed roof that slopes away from the house, or a flat roof with a parapet. The roofing work, including framing, sheathing, waterproofing, and finish material, typically costs **$5,000 to $15,000** . If the existing roof needs modification to accommodate the tie-in — for instance, if a valley needs to be created where the new and old roofs meet — add another **$3,000 to $8,000** for flashing and re-roofing at the intersection.

The **front door and glazing** deserve special attention because they define the foyer's character. Most foyer additions include a new, higher-quality front door — budget **$2,000 to $6,000** for a good-quality insulated entry door with sidelights — and strategically placed windows or a transom to bring natural light into the space. In Metro

Vancouver's marine climate, the entry faces the prevailing rain direction on many properties, so the door and windows must be detailed with proper head flashing, sill pans, and weatherstripping to handle wind-driven rain. Triple-pane glazing is increasingly standard for energy code compliance and comfort.

Interior finishing for a foyer addition includes flooring (tile or luxury vinyl plank is preferred for the wet-shoe traffic — **$1,500 to $4,000**), a built-in coat closet (**$2,000 to $5,000** for custom millwork), drywall and paint (**$1,500 to $3,000**), lighting (**$800 to $2,000**), and potentially a built-in bench with shoe storage (**$1,500 to $4,000**). Heated floors in the foyer are a popular upgrade in Vancouver — **$1,000 to $2,500** for electric radiant heat — and they help dry wet shoes and boots during the eight months of the year when rain is a daily reality.

The **exterior cladding** of the foyer addition must match or complement the existing house, which adds cost if the original siding is discontinued or if the addition requires custom trim details to integrate with the existing architecture. Budget **$3,000 to $8,000** for exterior cladding, trim, and paint on a foyer addition. If the existing home has stucco, matching the texture and colour adds complexity and cost.

Permitting in the City of Vancouver for a front foyer addition is more involved than for a rear bump-out because the addition faces the street and is subject to the city's **form and character development permit requirements** in most residential areas. This means the design must be reviewed for compatibility with the neighbourhood streetscape, which adds **$1,500 to $4,000** in development permit fees and potentially **2 to 4 months** to the permitting timeline on top of the building permit review. The front setback in most Vancouver RS zones is **7.3 metres (24 feet)** from the front property line, and your foyer addition must stay behind this line. If the existing house is already close to the front setback limit, a 4-to-8-foot foyer extension may not fit without a variance.

The value proposition of a foyer addition is strong in the Vancouver market. It addresses a genuine functional deficiency in thousands of older homes, improves energy efficiency by creating an airlock between outside and inside, and dramatically enhances curb appeal. Well-executed foyer additions in Vancouver typically recoup **60 to 75 percent** of their cost at resale, with the balance justified by the daily quality-of-life improvement during the years you live in the home.
