
Next Generation House Conversions Regulations



Presentation Format:

- Background
- Analysis
- Proposed Changes & Options
- Community Consultation
- Next Steps



Background


What are the Conversion Regulations?

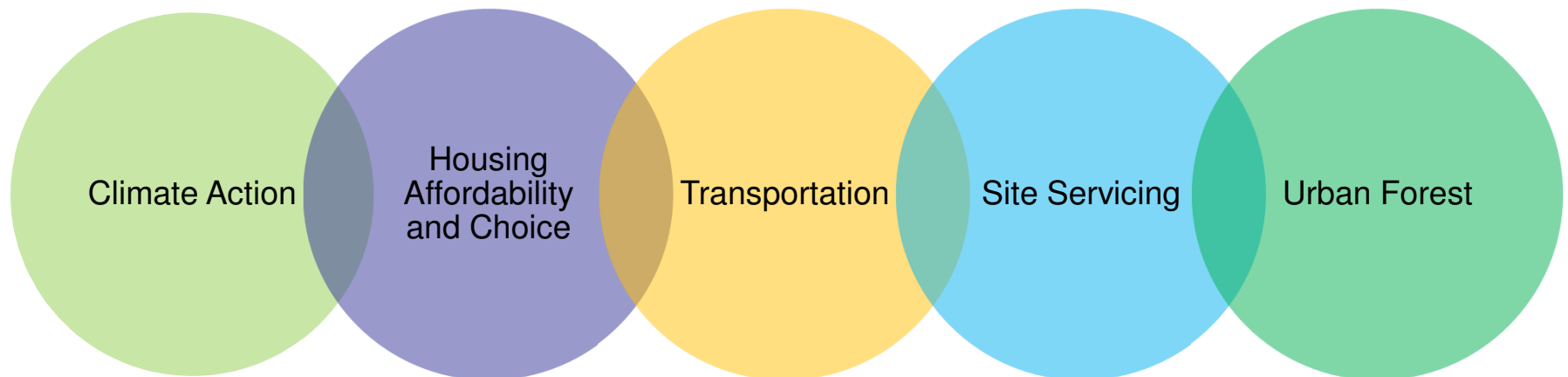
- Established in the 1950s
- Facilitate ability to convert larger single-family homes into multiple units
- Hundreds have been created in Victoria



Background

Why make changes now?

- Council Strategic Direction
- Low hanging fruit picked
- Numerous Benefits  Analysis



Housing Affordability and Choice

- Ground oriented
- Range of unit types & sizes
- Lower cost compared to SFDs
- Option to incentivize rental/affordability



Heritage Conservation & Neighbourhood Character

- Heritage designation / registration
- Maintains local look and feel
- Option to incentivize heritage designation



Urban Forest



- Reuses existing building footprint so less impact
- Challenges with rear yard parking; recommend lower parking requirement to reduce impact



Climate Action

- Reuses existing buildings
- Opportunity to retrofit
- Reduced parking requirement
- Future option to incentivize achieving green standard



Transportation & Site Servicing

- Reduce parking requirement to free up green space/preserve trees
- Add bike parking requirement to offset vehicle parking demand
- Site servicing upgrades usually required

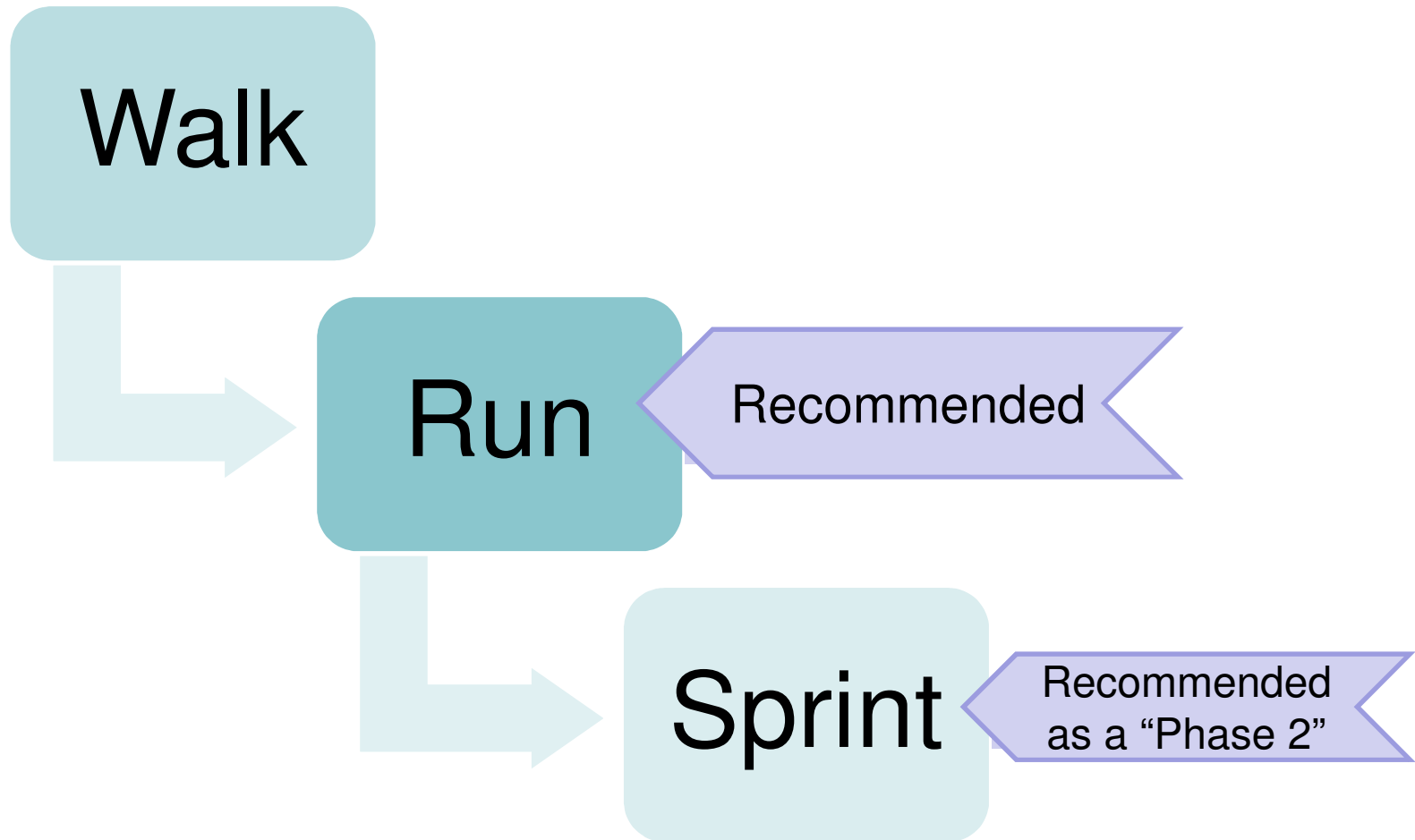


2011



2019

Potential Approaches



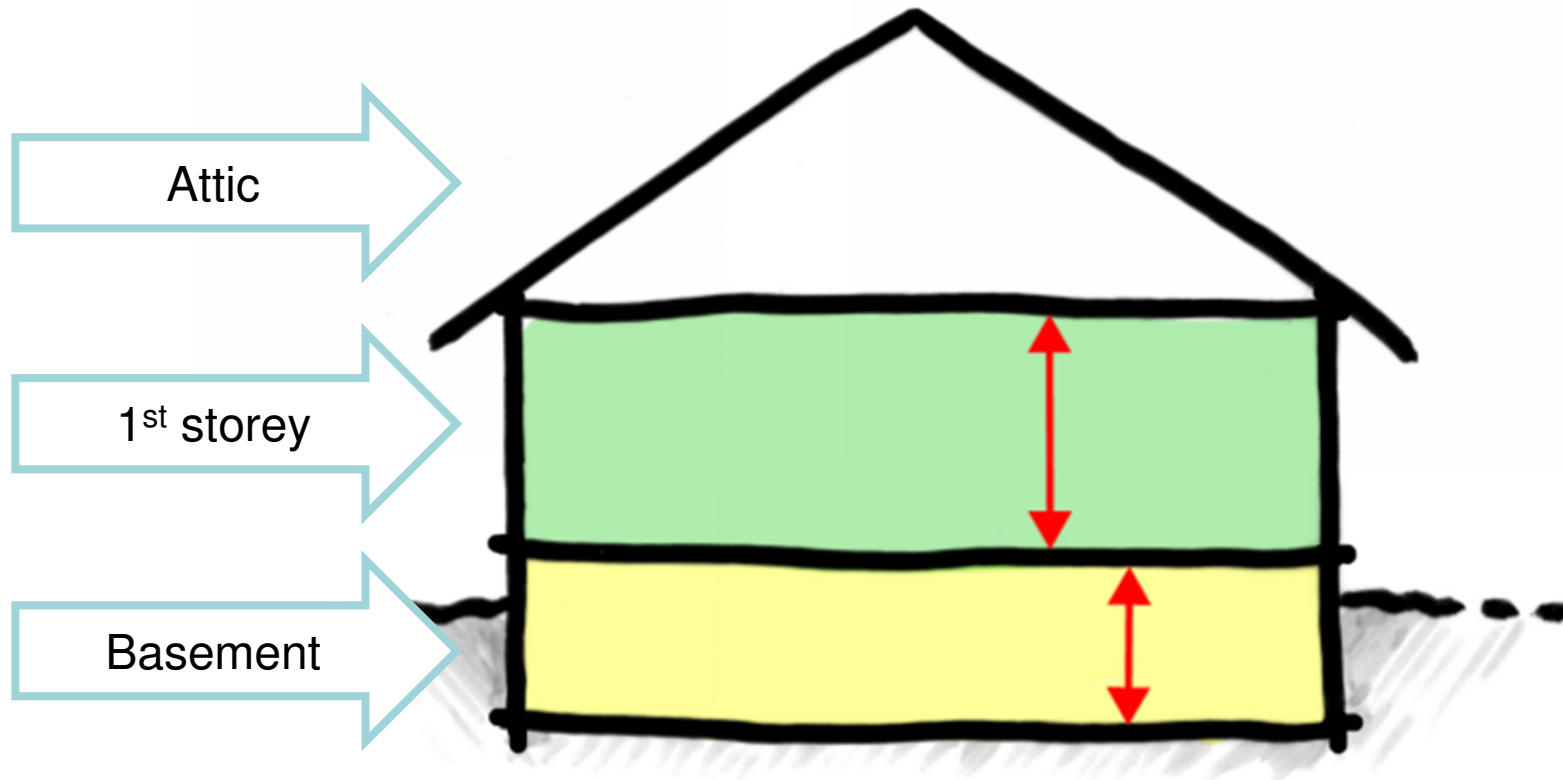
Proposed Changes & Options

Proposed Zoning Change	Walk	Run (Recommended)	Sprint
a.) Change the qualifying year of construction	X	X	X
b.) Relax and clarify restrictions on exterior changes	X	X	X
c.) Clarify and expand opportunities to utilize under-height basements	X	X	X
d.) Allow attic spaces to be developed	X	X	X
e.) Allow vehicle car parking in front yard (non-heritage)	X	X	X
f.) Increase and incentivize permitted number of units		X	X
g.) Allow windows and doors on front elevation		X	X
h.) Decrease parking requirement		X	X
i.) Require bike parking		X	X
j.) Allow floor area exemption for required bicycle parking		X	X
k.) Establish incentive for achieving passive / energy efficient retrofit standard			X
l.) Allow conversions in zones that currently restrict them			X
m.) Allow garden suites with conversions			X
n.) Allow additions that create new floor area			X
o.) Allow new floor area beyond zoning limits for heritage, rental and affordable housing			X
p.) Explore further options for legalizing unlawful units			X
q.) Review landscaping requirements to ensure they align with the updated tree preservation bylaw, integrate rainwater management standards, and balance usable yard space with privacy for neighbours			X
r.) Explore establishing a system of delegated authority for parking variances			X

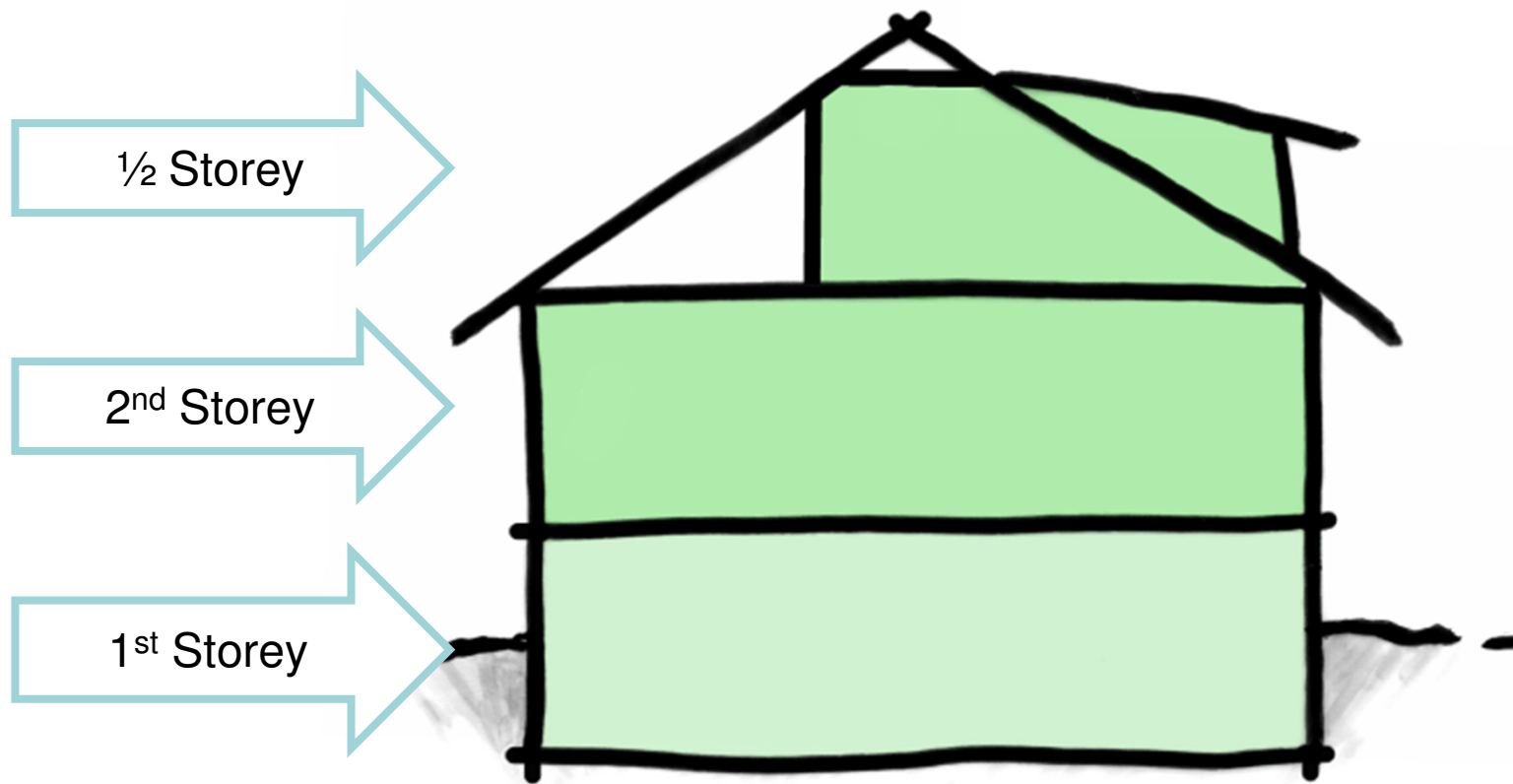
Proposed Changes – Walk Option

Proposed Zoning Change	Walk	Run (Recommended)	Sprint
a.) Change the qualifying year of construction	X	X	X
b.) Relax and clarify restrictions on exterior changes	X	X	X
c.) Clarify and expand opportunities to utilize under-height basements	X	X	X
d.) Allow attic spaces to be developed	X	X	X
e.) Allow vehicle car parking in front yard (non-heritage)	X	X	X

Basements, Attics and Exterior Changes



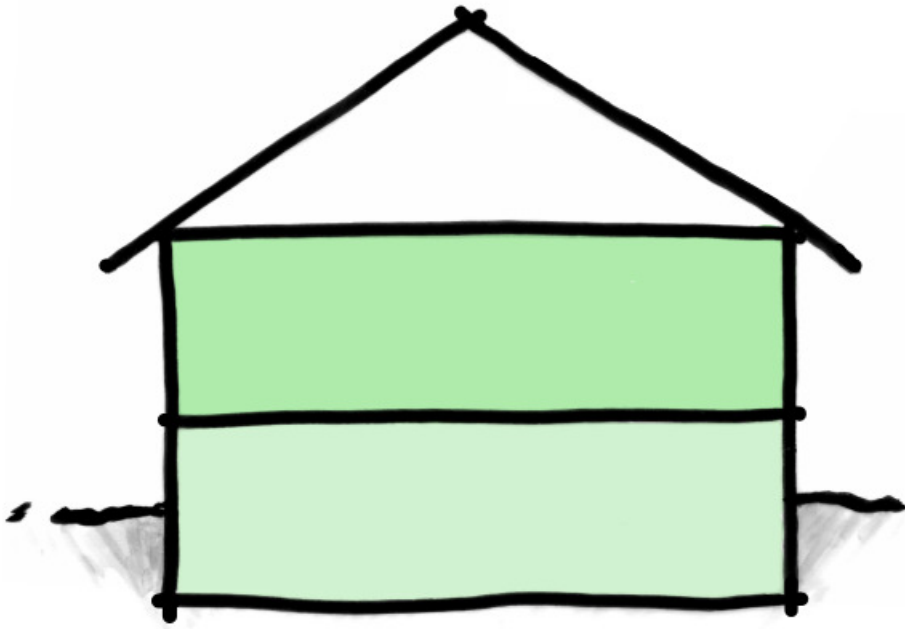
Basements, Attics and Exterior Changes



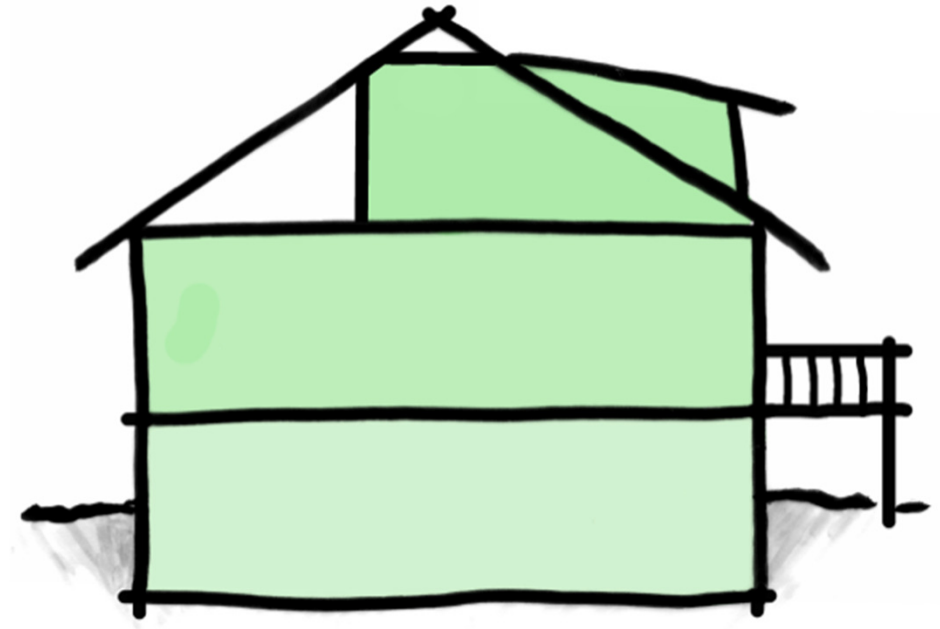
Allow an additional half-storey

Zone	<u>Current</u> max. building height (no change)	<u>Current</u> max. number of storeys	<u>Proposed</u> max. number of storeys for conversions
R1-A Rockland Single Family Dwelling District	7.6m	2 ½ storeys	2 ½ storeys (no change)
R1-B Single Family Dwelling District	7.6m	2 storeys	2 ½ storeys
R1-G Gonzales Single Family Dwelling District	7.6m	2 storeys no basement 1½ storeys with basement	2½ storeys no basement 2 storeys with basement

Basements, Attics and Exterior Changes



Current Regulations



Proposed Next Generation Regulations

e) Allow vehicle car parking in front yard (non-heritage)



Proposed Changes – Run Option

Proposed Zoning Change	Walk	Run (Recommended)	Sprint
<i>*All the Proposed Changes in the Walk Option*</i>			
f.) Increase and incentivize permitted number of units		X	X
g.) Allow windows and doors on front elevation		X	X
h.) Decrease parking requirement		X	X
i.) Require bike parking		X	X
j.) Allow floor area exemption for required bicycle parking		X	X

Increase and Incentivize Permitted Number of Units

Proposed incentives

Number of units achieved:	Current regulations require X m ² of floor area:	Proposed regulations would require X m ² of floor area <u>IF</u> one of the following is secured: <ul style="list-style-type: none"> • heritage designated • rental • below mkt ownership 	Proposed regulations would require X m ² of floor area <u>IF</u> affordable rental OR two of the following are secured: <ul style="list-style-type: none"> • heritage designated • rental • below mkt ownership
2	150m ²	100m²	80m²
3	250m ²	200m²	175m²
4	350m ²	260m²	240m²
5	450m ²	310m²	280m²

46m² for each additional unit (currently 115m²)

g) Allow Windows and Doors on the Front Elevation



Reduce the Parking Requirements

Current

- Between 0.2 and 1.45 stalls per unit, depending on tenure, unit size and location.

Proposed

- Between 0.2 and 1.0 stalls per unit
 - 1.0 stalls per unit for units larger than 70m²
 - 0.7 stalls per unit for units 45m²- 70m²
 - 0.5 stalls per unit for units less than 45m²
 - 0.2 stalls per unit for affordable rental and affordable home ownership units, and units within a heritage designated building.

House Conversion Rear Yard Parking



House Conversion Backyard in Use



Bicycle Parking

- Require long-term bike parking
- Allow additions to accommodate/offset bike parking area



Proposed Changes – Sprint Option (for future work)

Proposed Zoning Change	Walk	Run (Recommended)	Sprint
k.) Establish incentive for achieving passive / energy efficient retrofit standard			X
l.) Allow conversions in zones that currently restrict them			X
m.) Allow garden suites with conversions			X
n.) Allow additions that create new floor area			X
o.) Allow new floor area beyond zoning limits for heritage, rental and affordable housing			X
p.) Explore further options for legalizing unlawful units			X
q.) Review landscaping requirements to ensure they align with the updated tree preservation bylaw, integrate rainwater management standards, and balance usable yard space with privacy for neighbours			X
r.) Explore establishing a system of delegated authority for parking variances			X

Recommended Approach

'Run' Level of Proposed Changes

- a.) Change the qualifying year of construction**
- b.) Relax and clarify restrictions on exterior changes**
- c.) Clarify and expand opportunities to utilize under-height basements**
- d.) Allow attic spaces to be developed**
- e.) Allow vehicle car parking in front yard (non-heritage)**
- f.) Increase and incentivize permitted number of units**
- g.) Allow windows and doors on front elevation**
- h.) Decrease parking requirement**
- i.) Require bike parking**
- j.) Allow floor area exemption for required bicycle parking**

Community Consultation and Next Steps

Recommend that targeted consultation on the “run” option occur with:

- Heritage Advisory Panel
- Renters Advisory Panel
- Community Association Land Use Committee
- Urban Development Institute
- Notice on Website / Counter

And staff report back on the outcome of the consultation

Recommended Approach

'Run' Level of Proposed Changes

- a.) Change the qualifying year of construction**
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