
Update Report on Next Generation House Conversions Regulations



1

Presentation Format

- Background
- Public Feedback
- Proposed Changes & Options
- Next Steps



2

Potential Zoning Regulation Changes – ‘Run Level’

- 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

3

Engagement

- Website and Social Media
 - Key Stakeholders:
 - Victoria Residential Builders Association (VRBA)
 - Community Land Use Committees (CALUCs)
 - Heritage Advisory Panel
 - Renters’ Advisory Committee
 - Urban Development Institute
- } Stakeholder meetings



4

Key Feedback Themes

Parking

- *Further* reductions/eliminate parking minimums
- Staff delegated parking variances
- On-street parking pressure

Tenant Displacement

- Potential displacement through legalizing units, adding units or through converting rental units to strata

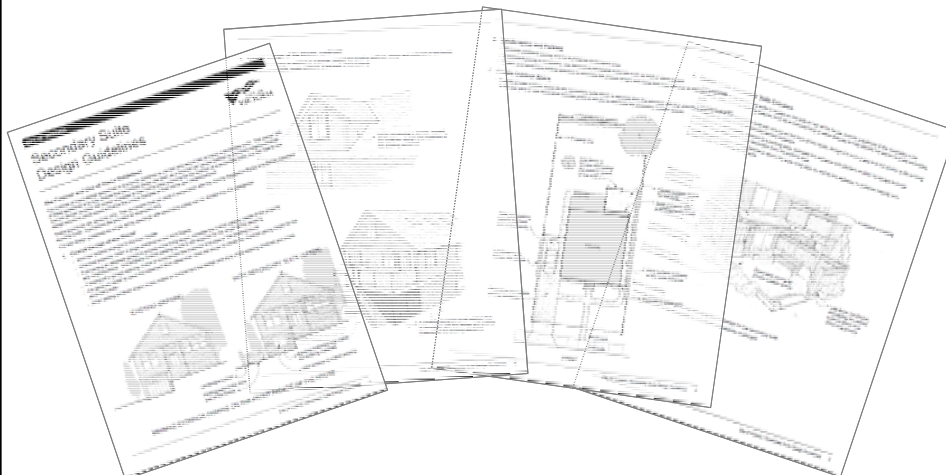
Exterior Changes

- Heritage Advisory motion opposing relaxation of exterior change restrictions



5

Guidance Document



6

Number of Units Adjustment

Number of units achieved:	Current regulations require X m ² of floor area:	Proposed regulations would require X m ² of floor area <u>IE</u> : <ul style="list-style-type: none"> heritage designated rental below mkt ownership 	Proposed regulations would require X m ² of floor area <u>IE</u> : <ul style="list-style-type: none"> affordable rental heritage designated AND one of: -rental OR -below market ownership
	150m ²	100m²	80m²
3	250m ²	200m²	175m²
4	350m ²	260m² 250m²	240m²
5	450m ²	340m² 300m²	280m²
46m ² for each additional unit (currently 115m ²)			



7

Next Steps

- Staff recommendation to proceed with drafting the bylaw updates
- Create design guidance document
- Further review of parking
- Ongoing monitoring of impacts and opportunities
- Larger review and report back in 2-3 years



8