



## Council Report

For the Meeting of October 8, 2020

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**To:** Council **Date:** September 24, 2020  
**From:** Karen Hoesel, Director, Sustainable Planning and Community Development  
**Subject:** **Next Generation House Conversion Regulations (Schedule G and Schedule C of Zoning Regulation Bylaw 80-159)**

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### RECOMMENDATION

1. That Council give first and second reading and direct staff to set the public hearing for the attached Zoning Regulation Bylaw Amendment Bylaw No. 20-077 to amend Schedule A by replacing Schedule G – House Conversion Regulations and amending Schedule C – Off-Street Parking Regulations of the Zoning Regulation Bylaw.

### EXECUTIVE SUMMARY

On March 12, 2020 Council passed the following motion:

1. *That Council direct staff to prepare bylaws to amend Schedule G - House Conversion Regulations and Schedule C - Off Street Parking Regulations of the Zoning Regulation Bylaw, consistent with this report, in order to:*
  - a. *change the qualifying year of construction;*
  - b. *reduce 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 (for non-heritage properties);*
  - f. *increase and incentivize permitted number of units;*
  - g. *allow windows and doors on front elevations;*
  - h. *remove parking requirements; and*
  - i. *require bicycle parking.*
2. *That Council direct staff to monitor the impact of the Next Generation Conversion Regulations, with particular attention paid to buildings with heritage value, and prepare an update report to Council within two to three years (once meaningful observations can be made), noting that staff would report back earlier in the event that a pattern of*


*negative impacts to buildings with heritage value or other concerning trends are observed.*

3. *That Council direct staff to monitor the impact of removing parking requirements and prepare an update to Council within two to three years (once meaningful observations can be made) noting that staff would report back earlier in the event of a negative pattern emerging.*
4. *That Council direct staff to continue to explore and bring forward items for Council's consideration that are listed in the "Sprint Option" of the Committee of the Whole Report dated December 5, 2019, as opportunities for improvements/expansion (e.g. green building incentive program) present themselves, noting that a more fulsome review and accounting of progress towards sprint goals would be included in the two to three year review report.*
5. *That Council direct staff to develop a design guidance document to provide advice aimed at advancing high-quality design that respects the local context and addresses potential neighbourliness impacts.*

As outlined in the March 12<sup>th</sup>, 2020 Council motion, should the bylaws be adopted staff will monitor and report back on the bylaw changes and will continue to develop a design guidance document and explore further opportunities for improvement/expansion for house conversions.

The staff report introducing this matter to the December 5<sup>th</sup>, 2019 Committee of the whole meeting is attached as Appendix C. March 5<sup>th</sup>, 2020 Committee of the whole staff update report outlining feedback from the public consultation period and providing final recommendations is attached as Appendix D.

Respectfully submitted,



Chloe Tunis  
Planner  
Development Services Division



Karen Hoese, Director  
Sustainable Planning and  
Community Development Department

Report accepted and recommended by the City Manager:



Date: October 1, 2020

### List of Attachments

- Attachment A: Zoning Regulation Bylaw, Amendment Bylaw Amendment Bylaw No. 20-027 (Schedule C Off-Street Parking Regulations and Schedule G House Conversion Regulations)
- Attachment B: December 5, 2019 staff report
- Attachment C: March 5, 2020 staff report.