

SCHEDULE G - HOUSE CONVERSION REGULATIONS

1. Permitted Uses as a result of House Conversions

The only uses created as a result of a house conversion are those listed in the left hand column of this section 1 provided that the conditions in the corresponding right hand column have been met.

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| a. <u>Two family dwelling</u> or <u>multiple dwelling</u> | If the <u>building</u> was constructed as a <u>single family dwelling</u> or <u>two family dwelling</u> prior to 1984. |
| b. <u>Boarding house</u> , <u>rooming house</u> , <u>housekeeping apartment building</u> , <u>rest home - class "B"</u> , or <u>kindergarten</u> | If the <u>building</u> was constructed as a <u>single family dwelling</u> prior to 1931 and has an existing <u>lot area</u> of 670m ² and a <u>width</u> of not less than 18m, except when located in the R1-A Zone which requires an existing <u>lot area</u> of 740m ² and a <u>width</u> of not less than 24m. |

2. Restrictions for Strata Lots and Multiple Uses

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| a. Restrictions on strata lots | <u>House conversions</u> are not permitted on any <u>lot</u> or in any <u>building</u> where strata lots have been created. |
| b. Restrictions on multiple uses | A <u>building</u> that has been converted to any use set out in section 1 of this Schedule "G" may not contain more than one permitted use. |

3. Restrictions on Changes

- a. General Restriction on Changes
- None of the changes listed in subsection (b) shall:
- i. have been made to a building for 5 years prior to the commencement of a use created as a result of a house conversion, or
 - ii. be permitted after the new use created as a result of a house conversion has commenced.
- b. Restricted Changes
- i. The addition of any steps, staircases, decks or porches exceeding 1.5m in height on a building façade facing a street.
 - ii. Any extension to a building that creates additional enclosed floor area.
 - iii. Raising the building more than 0.6m.

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c. Permitted Changes

Notwithstanding any language to the contrary in subsection (b), none of the following changes are restricted:

- i. Changes to a building façade where the purpose and effect of the changes are to return the building to its original exterior finish;
 - ii. New windows or doors;
 - iii. The addition of floor area or storeys that are within the existing building footprint by
 - A. adding dormers,
 - B. raising the building to a maximum of 0.6m (not including the additional height created by adding dormers), or
 - C. converting an attached garage to living space;
 - iv. An extension to a building not greater in area than the bicycle parking area required by Schedule “C”, provided that:
 - A. the extension is required in order to satisfy the bicycle parking area requirements of Schedule “C”, and
 - B. the bicycle parking is located within the primary building;
 - v. Changes to a building that was converted to any of the uses in this Schedule prior to June 28, 1984;
 - vi. An addition to a two family dwelling, boarding house, rooming house, housekeeping apartment building, rest homes - class “B”, multiple dwelling, or kindergarten converted prior to June 28, 1984 to a maximum of 333m² including the area of all floors;
 - vii. Any additional steps added to an existing staircase as a result of raising a building or adjusting staircases to meet existing British Columbia Building Code requirements;
 - viii. The addition of a main floor access ramp within the front yard of any building that is used as a rest home - class “B”.
- d. Changes set out in section 3(b)(ii) are deemed to affect the density of land.

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4. Number of Self-Contained Dwelling Units Permitted in a House Conversion

- a. The maximum number self-contained dwelling units permitted in a multiple dwelling or a two family dwelling shall be determined as follows:

Number of <u>self-contained dwelling units</u>	Required minimum habitable floor <u>area</u> per building	Required minimum habitable floor <u>area</u> per building that is: i. heritage designated; ii. rental in perpetuity; or iii. <u>affordable</u> in perpetuity	Required minimum habitable floor <u>area</u> per building that is heritage designated and: i. rental in perpetuity; or ii. <u>affordable</u> in perpetuity
2	150m ²	100m ²	80m ²
3	250m ²	200m ²	175m ²
4	350m ²	250m ²	240m ²
5	450m ²	300m ²	280m ²

For each additional self-contained dwelling unit an additional 46m² of habitable floor area is required.

5. Minimum floor area for Individual Dwelling Units

- a. two family and multiple dwelling units (minimum) 33m²
- b. housekeeping apartment units (minimum) 25.5m² exclusive of any common or shared space

6. Storeys

Notwithstanding Section 14(2)(b) of the General Regulations and any provision of Schedule "B", the maximum number of storeys for a house conversion is as follows:

- a. In R1-A - Rockland Single Family Dwelling District zone 2 ½ storeys
- b. In R1-B - Single Family Dwelling District zone 2 ½ storeys
- c. In R1-G - Gonzales Single Family Dwelling District zone
- i. where no basement 2 ½ storeys
- ii. where basement 2 storeys
- d. In all other zones 2 ½ storeys

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7. Landscaping, Screening and Parking

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| a. Landscaping (minimum) | Not less than 33% of the surface <u>area</u> of the <u>rear yard</u> and not less than 30% of the surface <u>area</u> of the entire <u>lot</u> shall be maintained in a landscaped condition, and used for no other purpose |
| b. Side <u>lot</u> line landscaping for unenclosed parking (minimum) | 0.6m wide with a <u>landscape screen</u> of at least 1.5m in height |
| c. <u>Rear lot line</u> landscaping for unenclosed parking (minimum) | 1.5m wide with a <u>landscape screen</u> of at least 1.8m in height |
| d. Vehicle parking | Subject to the Regulations in Schedule "C" |
| e. Bicycle parking | Subject to the Regulations in Schedule "C" |

(Amended Bylaw 20-077 adopted October 22, 2020)