

# 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> or <u>rest home - class "B"</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 <sup>2</sup> 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 <sup>2</sup> 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", and which is not excepted under section 51 of the General Regulations, 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” and multiple dwelling converted prior to June 28, 1984 to a maximum of 333m<sup>2</sup> 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 <sup>2</sup>	100m <sup>2</sup>	80m <sup>2</sup>
3	250m <sup>2</sup>	200m <sup>2</sup>	175m <sup>2</sup>
4	350m <sup>2</sup>	250m <sup>2</sup>	240m <sup>2</sup>
5	450m <sup>2</sup>	300m <sup>2</sup>	280m <sup>2</sup>

For each additional self-contained dwelling unit an additional 46m<sup>2</sup> of habitable floor area is required.

One self-contained dwelling unit within a building secured as rental in perpetuity is permitted to be owner-occupied.

### 5. Minimum floor area for Individual Dwelling Units

- a. two family and multiple dwelling units (minimum) 33m<sup>2</sup>
- b. housekeeping apartment units (minimum) 25.5m<sup>2</sup> 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

- |  |   |
|--|---|
| 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 24-062 adopted September 26, 2024)

(Amended Bylaw 23-065 adopted September 14, 2023)

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