

R1 Small-Scale Multi-Unit Housing District

Summary of Proposed Regulations

In response to new Provincial legislation, the City of Burnaby is proposing a major amendment to the Burnaby Zoning Bylaw that will consolidate the City's twelve existing R-Districts into one new R1 Small-Scale Multi-Unit Housing District.

Background

In November 2023, the Province of BC introduced new legislation (Bill 44) with the intent of addressing affordability by creating more housing supply. The legislation mandates that municipalities permit the construction of 3 to 6 dwelling units on all lots zoned for single- and two-family uses in the form of small-scale multi-unit housing (SSMUH).

As the City of Burnaby is required to comply with the new legislation, a major amendment to the Burnaby Zoning Bylaw is proposed that will consolidate the twelve existing R-Districts into one new R1 SSMUH District. This work is being implemented as part of Phase 1 of the City's Zoning Bylaw Rewrite project.

Key Changes

- All R-District lots rezoned to R1 SSMUH District
- Up to 3 to 6 dwelling units permitted on R1 SSMUH District lots depending on size and location
- Maximum floor area requirements removed—permitted height, setbacks, and lot coverage define buildable area
- Ability to stratify primary dwelling units (not applicable to secondary suites under the *BC Building Code*)
- Fee simple rowhousing introduced to provide alternative ownership options to stratification
- All new housing forms permitted on lots without lanes
- Minimum off-street parking space requirements removed or reduced
- New subdivision requirements on minimum lot sizes for rowhousing and SSMUH

Objectives

- Support diversity and choice in housing forms
- Support family-oriented housing
- Provide simpler, more flexible regulations
- Deliver a greater supply of new housing

Eligible Lots

All lots currently zoned R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, and R12 are proposed to be rezoned to the new R1 SSMUH District. These lots, along with lots in the RM6 District, will be eligible to build the following maximum number of housing units:

- **3 units** on lots that are up to 280 m² (3,014 sq. ft.);
- **4 units** on lots greater than 280 m² (3,014 sq. ft.); and
- **6 units** on lots at least 281 m² (3,025 sq. ft.) and within a Frequent Transit Network Area.

Frequent Transit Network Area (FTNA)

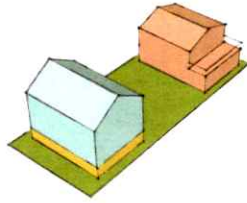
FTNAs include all lots wholly or partly within 400 m of bus stops with frequent service. The Province defines these bus stops as being served by at least one bus route where a bus is scheduled to stop at least every 15 minutes, on average, between:

- 7 am and 7 pm, Monday to Friday; and
- 10 am and 6 pm on Saturdays and Sundays.

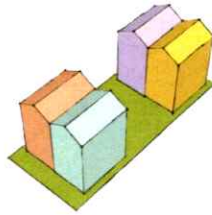
A reference map for FTNAs will be finalized leading up to adoption of the new regulations. In the meantime, TransLink's [Frequent Transit Network Map](#) outlines potential bus routes that may be included but have yet to be confirmed.

What Can I Build? The proposed R1 SSMUH District supports flexibility and choice in housing form to meet the needs of diverse household compositions. Many housing types and combinations of housing types are possible, including:

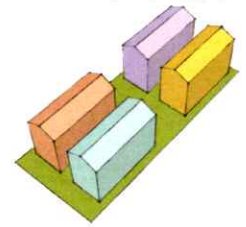
Single-Family Dwellings | plus secondary suite and/or laneway home



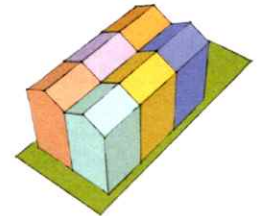
Duplex Dwellings | two sets of duplexes or one set with secondary suites



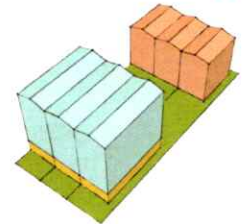
Cottage Court | multiple detached single-family dwellings on one lot



Multiplex Dwellings | 3 to 6 dwelling units in one building



Rowhouse Dwellings | small lots with no side yard & up to 3 dwellings



Secondary Suites: Secondary suites count towards the total number of dwelling units permitted on a lot and only one is permitted per primary dwelling unit. Secondary suites must remain registered under the same title as the primary dwelling unit within which they're contained and so cannot be stratified, as per the *BC Building Code*. See the Province's [Secondary Suites Bulletin](#) for more information.

Laneway Homes: Building forms currently referred to as laneway homes will continue to be permitted, including on lots without lanes, but will be regulated the same as other single-family dwellings.

Key Regulations

Maximum Floor Area:

- » No set limit—must meet permitted height, setbacks, and lot coverage.

Max. Building Height:

- » 12.0 m above grade
- » 4 storeys (inclusive of basement/cellar storey)

Minimum Setbacks:

- » Yard w/ Street: 3.0 m
- » Yard w/ Lane: 1.2 m
- » Interior Side Yard: 1.2 m, except 0 m for rowhouse dwellings
- » Rear Yard w/o Lane: 3.0 m, except 1.2 m for accessory buildings

Min. Building Separation:

- » Accessory Buildings: 2.4 m
- » Side-by-Side Principals: 2.4 m
- » Front-to-Back Principals: 6.0 m

Minimum Floor Area:

- » Primary Dwelling Units: 56 m² (602.8 sq.ft.)
- » Secondary Suites: 32.52 m² (350 sq.ft.)

Maximum Lot Coverage:

- » 1-3 Units: 40%
- » 4 Units: 45%
- » 5-6 Units: 50%
- » Rowhouse Lots: 55%

Min. Subdivision Lot Width:

- » Rowhousing: 5.0 to 8.0 m
- » SSMUH: 10 m

Required Parking:

- » Within FTNA: none required
- » Outside FTNA: 0.5 spaces per primary dwelling unit on lots with 3 or more primary dwelling units

Target Timeline

April 8, 2024

Proposed changes presented to Planning and Development Committee

April 15, 2024

Proposed changes introduced to City Council

May 2024

1st & 2nd Reading by City Council

June 2024

3rd Reading & Final Adoption by City Council

July 2024

City begins accepting development applications for R1 SSMUH District

For more information, visit [Burnaby.ca/ZoningBylawRewrite](https://burnaby.ca/ZoningBylawRewrite)