


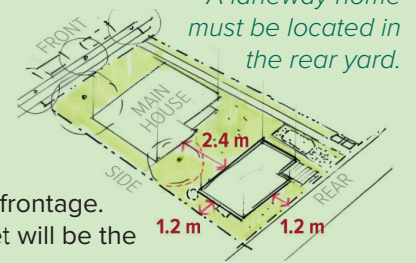
## LANEWAY HOMES | FINAL PROGRAM FOR PHASE 1A

<b>Zoning Districts</b>	<ul style="list-style-type: none"> <li>Permitted in R1, R2, R3, R4, R5, R6, R9, R10, R11, R12 and RM6 Districts</li> </ul>
<b>Eligible Lots</b>	<p>Properties must have:</p> <ul style="list-style-type: none"> <li>a single family home; <i>and</i></li> <li>vehicular access to the rear yard from the side or rear of the property, via an open lane or residential street.</li> </ul> <p>Additional considerations:</p> <ul style="list-style-type: none"> <li>Corner lots or double-fronted lots (“through lots”) that do not have access to an open lane will require access approval from the Engineering Department.</li> <li>If a lot is near a stream, Streamside Protection and Enhancement Area regulations may limit the ability to construct a laneway home. (See Section 6.23 of the Zoning Bylaw).</li> </ul>
<b>Units per Lot</b>	<ul style="list-style-type: none"> <li>Eligible lots may have up to 3 units.</li> </ul> <p><i>This may include a single family home with a secondary suite and a laneway home.</i></p> 
<b>Tenure</b>	<ul style="list-style-type: none"> <li>A lot with a laneway home must remain under a single title. This means that a laneway home cannot be stratified or otherwise subdivided, and cannot be sold separately from the main home.</li> <li>A laneway home may be rented out as a long term rental unit. Short term rentals will not be permitted in laneway homes.</li> <li>The owner will not be required to live on the property. However, if the owner lives off-site, an annual house rental business license will be required.</li> </ul>
<b>Floor Area</b>	<p>Maximum floor area for a laneway home:</p> <ul style="list-style-type: none"> <li>Up to 20% of the lot area, but no larger than 140 m<sup>2</sup> (1,507 sq. ft.).</li> </ul> <p>Minimum floor area for a laneway home:</p> <ul style="list-style-type: none"> <li>32.52 m<sup>2</sup> (350 sq. ft.)</li> </ul> <p>Floor area calculation for a laneway home will exclude:</p> <ul style="list-style-type: none"> <li>Floor area of the principal dwelling</li> <li>Floor area of carports that are attached to the laneway home</li> <li>Floor area of any accessory buildings that are not attached to the laneway home (e.g. garages, sheds, workshops, bike sheds/lockers)</li> </ul>
<b>Height</b>	<p>Maximum height for a laneway home:</p> <ul style="list-style-type: none"> <li>No more than 2 storeys; and</li> <li>Up to 7.6 m (24.93 ft.) for a sloping roof; or</li> <li>Up to 6.7 m (21.98 ft.) for a flat roof.</li> </ul> <p>Additional considerations:</p> <ul style="list-style-type: none"> <li>The height of a laneway home will be measured from the lowest point (lower of the natural or finished grade) on the perimeter of the laneway home.</li> <li>A laneway home cannot exceed the maximum height permitted for the principal dwelling, as permitted in the Zoning Bylaw.</li> <li>Basements are permitted in laneway homes and will count as one storey.</li> </ul>

# LANEWAY HOMES | FINAL PROGRAM FOR PHASE 1A

## Location on a Lot

- Minimum setbacks for a laneway home:
- 2.4 m (7.87 ft.) from the main house, a detached garage or other accessory building
  - 1.2 m (3.94 ft.) from the rear lot line and side lot line



### Additional considerations:

- On a corner lot, the rear yard is the area furthest from the front lot line. The front lot line is usually the narrowest street frontage.
- On a corner lot, the side yard setback from the flanking street will be the same as for the main house.
- On a double-fronted lot (“through lot”) there is technically no rear yard, so a laneway home should be located behind the main residence.
- If a lot is near a street/lane intersection, the regulations to maintain vision clearance at intersections may impact the siting of a laneway home (Zoning Bylaw section 6.13).
- An unsprinklered laneway home may not be located further than 45 m (147.64 ft.) from a lot line abutting a road.

## Lot Coverage

- 45% maximum for buildings/structures
- 70% maximum for impervious surfaces

## Parking

### Required parking:

- 1 parking space will be required on the property. This must be uncovered or in a carport, and meet the City standard for a van accessible parking space (Zoning Bylaw Section 800.3.1).

### Additional considerations:

- The parking space may be located within the side yard setback, subject to vision clearance at intersection regulations (Zoning Bylaw section 6.13).
- The parking area must include an energized outlet capable of providing Level 2 charging for an electric vehicle.
- Additional parking spaces may be provided on the property but will not be required. These may be uncovered, in a carport or in a garage.
- Parking/storage for bikes, strollers, etc. may be provided in detached accessory buildings, attached “bikeports” or bike lockers.

## Environmental Design

- Laneway homes must meet BC Energy Step Code Level 3.
- An additional 0.5 m (1.64 ft.) in height may be permitted to support BC Energy Step Code 5 or BC Zero Carbon Step Code buildings.

## Outdoor Space

- Trees must be retained or replaced as per the *Burnaby Tree Bylaw*.
- Private outdoor space for the laneway home will be encouraged: a minimum 4 m<sup>2</sup> (43.06 sq. ft.) private patio or minimum 3 m<sub>2</sub> (32.29 sq. ft.) deck or balcony.

## Access/ Addressing

- A minimum 0.9 m (3 ft.) wide pathway is required from the street to the laneway home.
- “L” suffixes will be added to the main address to identify laneway homes (e.g. L1–1234 Main Street).

## Servicing & Utilities

- Separate sewer, water and power services will be required for the laneway home.
- An annual supplementary utility fee will be charged for a laneway home.


## Application Process

- A building permit will be required to construct a laneway home.
- A “How-To” guide will be provided to assist with the application process.
- A pre-approved design library will be created to accompany the program.

## Heritage

- Exceptions to these regulations may be considered to preserve heritage buildings, through the Heritage Revitalization Agreement process.

## SECONDARY SUITES IN SEMI-DETACHED HOMES | FINAL PROGRAM FOR PHASE 1A

<b>Zoning Districts</b>	<ul style="list-style-type: none"> <li>Permitted in R4, R5, R6, R12 and RM6 Districts</li> <li>Due to fire separation requirements, secondary suites will not be permitted in up/down duplexes, where dwelling units are above or below other dwelling units.</li> </ul>
<b>Eligible Lots</b>	<p>To add a semi-detached home in the R4, R5, R6 or RM6 Districts, a lot must be at least:</p> <ul style="list-style-type: none"> <li>557.4 m<sup>2</sup> (6,000 sq. ft.) and 15.0 m (49.2 ft.) wide.</li> </ul> <p>To add a semi-detached home in the R12 District a lot must be at least:</p> <ul style="list-style-type: none"> <li>306.57 m<sup>2</sup> (3,300 sq. ft.) and 9.15 m (30 ft.) wide on lots with lanes, or</li> <li>306.57 m<sup>2</sup> (3,300 sq. ft.) and 13.7 m (45 ft.) wide on lots without lanes.</li> </ul> <p>To add secondary suites to a semi-detached home, an eligible lot must have:</p> <ul style="list-style-type: none"> <li>A semi-detached home (two attached units placed side-by-side or front-to-back).</li> <li>Vehicular access to the rear yard from the side or rear of the property, via an open lane or residential street.</li> </ul>
<b>Units per Lot</b>	<ul style="list-style-type: none"> <li>Eligible lots may have up to 4 units.</li> </ul> <p><i>This may include two semi-detached “primary” units, each with one secondary suite per unit.</i></p> 
<b>Ownership</b>	<ul style="list-style-type: none"> <li>A semi-detached home may be stratified into two “primary” units (each side may be sold separately). However, a secondary suite may not be separately stratified (sold separately) from a primary unit.</li> <li>A secondary suite may be rented out as a long-term rental unit. Short-term rentals will not be permitted in secondary suites.</li> <li>The owner will not be required to live on the property. If the owner lives off-site, an annual house rental business license will be required.</li> </ul>
<b>Floor Area</b>	<p>Maximum floor area for a secondary suite:</p> <ul style="list-style-type: none"> <li>There is <u>no</u> maximum floor area for a secondary suite, subject to the following:             <ul style="list-style-type: none"> <li>» the secondary suite must be contained within a semi-detached unit; and</li> <li>» a floor containing a secondary suite can be no greater in area than the storey next above or below it.</li> </ul> </li> <li>The floor area of a secondary suite will not count toward the total floor area permitted for the semi-detached home.</li> <li>Ground level suites and basements containing secondary suites may be added to a two-storey semi-detached home.</li> </ul> <p>Minimum floor area for a secondary suite:</p> <ul style="list-style-type: none"> <li>32.52 m<sup>2</sup> (350 sq. ft.)</li> </ul> <p>Additional Considerations:</p> <ul style="list-style-type: none"> <li>A “ground level suite” means a suite at or below ground level with an accessible path to the front door that is certified as meeting universal design standards.</li> <li>The top floor of a semi-detached home has no maximum size but must be at least one third of the permitted above grade floor area.</li> </ul>

## SECONDARY SUITES IN SEMI-DETACHED HOMES | FINAL PROGRAM FOR PHASE 1A

<b>Height</b>	<p>Maximum height for a semi-detached home with a secondary suite <u>other than a ground level suite</u>:</p> <ul style="list-style-type: none"> <li>• Two storeys plus basement; and</li> <li>• Up to 9.0 m (29.5 ft.) for a sloping roof or 7.4 m (24.3 ft.) for a flat roof.</li> </ul> <p>Maximum height for a semi-detached home <u>with a ground level suite</u>:</p> <ul style="list-style-type: none"> <li>• Two storeys plus ground level suite; and</li> <li>• Up to 10.5m (34.4 ft.) for a sloping roof, or 8.9m (29.2 ft.) for a flat roof.</li> </ul>
<b>Setbacks</b>	<ul style="list-style-type: none"> <li>• Setbacks for semi-detached homes will be as per existing Zoning Bylaw regulations.</li> </ul>
<b>Lot Coverage</b>	<ul style="list-style-type: none"> <li>• Lot coverage for semi-detached homes will be as per existing Zoning Bylaw regulations.</li> <li>• 70% maximum for impervious surfaces.</li> </ul>
<b>Parking</b>	<p>Required parking:</p> <ul style="list-style-type: none"> <li>• 2 parking spaces will be required on the property (one per side of the semi-detached home). These must be uncovered or in a carport.</li> <li>• Parking spaces for suites must meet the City standard for an accessible parking space.</li> <li>• Parking spaces for ground level suites should meet the City standard for a van accessible parking space.</li> </ul> <p>Additional considerations:</p> <ul style="list-style-type: none"> <li>• Each parking space must include an energized outlet capable of providing Level 2 charging for an electric vehicle.</li> <li>• Additional (unrequired) parking spaces may be included on the site and may be uncovered, in a carport or in a garage.</li> </ul> <div data-bbox="841 823 1502 1018" style="display: flex; justify-content: space-around; align-items: center;"> </div> <p style="text-align: center; color: green; font-style: italic;">Required parking must be accessed from a lane or, subject to the approval of the General Manager Engineering, a side or rear street.</p>
<b>Environmental Design</b>	<ul style="list-style-type: none"> <li>• Step 3 of the BC Energy Step Code will need to be met for newly constructed semi-detached homes with secondary suites.</li> </ul>
<b>Outdoor Space</b>	<ul style="list-style-type: none"> <li>• A minimum 4 m<sup>2</sup> (43.06 sq. ft.) of private outdoor space per suite is encouraged.</li> <li>• The protection and/or provision of trees as per the <i>Burnaby Tree Bylaw</i>.</li> </ul>
<b>Access/ Addressing</b>	<ul style="list-style-type: none"> <li>• “S” suffixes will be added to the main address to identify secondary suites (e.g. S1–1234 Main Street).</li> </ul>
<b>Servicing &amp; Utilities</b>	<ul style="list-style-type: none"> <li>• Servicing for secondary suites in semi-detached homes will be as per secondary suites in single-family homes.</li> <li>• An annual supplementary utility fee will be charged for each secondary suite that is rented out.</li> </ul>
<b>Application Process</b>	<ul style="list-style-type: none"> <li>• A building permit will be required to construct a suite in a semi-detached home.</li> <li>• A “How-To” guide will be provided to assist with the application process.</li> <li>• A pre-approved design library will be created to accompany the program.</li> </ul>

### NOTES:

- Housing Choices Phase 1b is launching summer 2023 and may result in updates to the requirements described above once implemented in 2024.
- Laneway homes in Agricultural (A) zoning districts are being considered separately as part of an agricultural lands review starting in 2023.

**Additional information is available on the project website: [Burnaby.ca/HousingChoices](https://Burnaby.ca/HousingChoices)**