
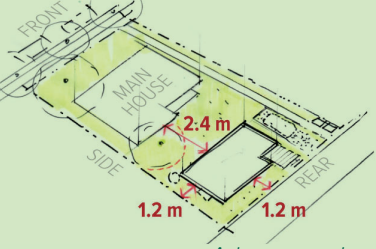


## LANEWAY HOMES | FINAL PROGRAM FOR PHASE 1A

<b>Zoning Districts</b>	<ul style="list-style-type: none"> <li>Permitted in the 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 and through lots (lots with a road at the front and back) that do not have access to a 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>Ownership</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 (less than 30 days) are not permitted in laneway homes.</li> <li>The owner is not required to live on the property. However, if the owner lives off-site, an annual house rental business license is 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 residence (the single-family home);</li> <li>Floor area of carports that are attached to the laneway home; and</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>A laneway home cannot exceed the maximum height permitted for the principal dwelling, as permitted in the Zoning Bylaw for each zone.</p> <p>Additional considerations:</p> <ul style="list-style-type: none"> <li>The height of a laneway home is measured from the lowest point (lower of the natural or finished grade) on the perimeter of the laneway home.</li> <li>Basements are permitted in laneway homes and count as one storey.</li> </ul>

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<b>Location on a Lot</b>	<ul style="list-style-type: none"> <li>A laneway home must be located in the rear yard.</li> </ul> <p>Minimum setbacks for a laneway home:</p> <ul style="list-style-type: none"> <li>2.4 m (7.87 ft.) from the main house, a detached garage or other accessory building; and</li> <li>1.2 m (3.94 ft.) from the rear lot line and interior side lot line</li> <li>On a corner lot, the required sideyard setback from the flanking street will be the same as the sideyard setback for the principal residence.</li> </ul> <p>Additional considerations:</p> <ul style="list-style-type: none"> <li>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.</li> <li>On a double-fronted lot (“through lot”) there is technically no rear yard, so a laneway home should be located behind the principal residence.</li> <li>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).</li> <li>An unsprinklered laneway home may not be located further than 45 m (147.64 ft.) from a lot line abutting a road.</li> </ul>	 <p><i>A laneway home must be located in the rear yard.</i></p>
<b>Lot Coverage</b>	<ul style="list-style-type: none"> <li>45% maximum for buildings/structures</li> <li>70% maximum for impervious surfaces</li> </ul>	
<b>Parking</b>	<p>Required parking:</p> <ul style="list-style-type: none"> <li>A minimum of 1 parking space is required for the entire property, (i.e. one space for up to three units). This parking space must be uncovered or in a carport, and meet the City standard for a van accessible parking space (Zoning Bylaw Section 800.3.1).</li> <li>The parking area must include an energized outlet capable of providing Level 2 charging for an electric vehicle.</li> </ul> <p>Additional considerations:</p> <ul style="list-style-type: none"> <li>Additional parking spaces may be provided on the property but will not be required. Any additional spaces may be uncovered, in a carport or in a garage.</li> <li>The parking space may be located in the side yard setback, subject to vision clearance regulations (Zoning Bylaw section 6.13).</li> <li>Parking/storage for bikes, strollers, and similar vehicles may be provided in detached accessory buildings, attached “bikeports” or bike lockers.</li> </ul>	
<b>Step Code</b>	<ul style="list-style-type: none"> <li>Laneway homes must meet BC Energy Step Code Level 3.</li> <li>An additional 0.5 m (1.64 ft.) in height is permitted to support BC Energy Step Code 5 or BC Zero Carbon Step Code buildings.</li> </ul>	
<b>Outdoor Space</b>	<ul style="list-style-type: none"> <li>Trees must be retained or replaced as per the <i>Burnaby Tree Bylaw</i>.</li> <li>Private outdoor space for the laneway home is encouraged: a minimum 4 m<sup>2</sup> (43.06 sq. ft.) private patio or minimum 3 m<sup>2</sup> (32.29 sq. ft.) deck or balcony.</li> </ul>	
<b>Access/ Addressing</b>	<ul style="list-style-type: none"> <li>A minimum 0.9 m (3 ft.) wide pathway is required from the street to the laneway home.</li> <li>“L” prefixes will be added to the main address to identify laneway homes (e.g. L1-1234 Main Street).</li> </ul>	
<b>Servicing &amp; Utilities</b>	<ul style="list-style-type: none"> <li>Separate sewer, water and power services are required for the laneway home.</li> <li>An annual supplementary utility fee will be charged for a laneway home.</li> </ul>	
<b>Application Process</b>	<ul style="list-style-type: none"> <li>A building permit is required to construct a laneway home.</li> <li>A “How-To” guide is available on the City website to assist with these regulations.</li> <li>A pre-approved design library will be set up in 2024 to accompany the program.</li> </ul>	
<b>Heritage</b>	<ul style="list-style-type: none"> <li>Exceptions to these regulations may be considered to preserve heritage buildings, through the Heritage Revitalization Agreement process.</li> </ul>	

Additional information is available on the City of Burnaby website: [Burnaby.ca/HousingChoices](https://burnaby.ca/HousingChoices)