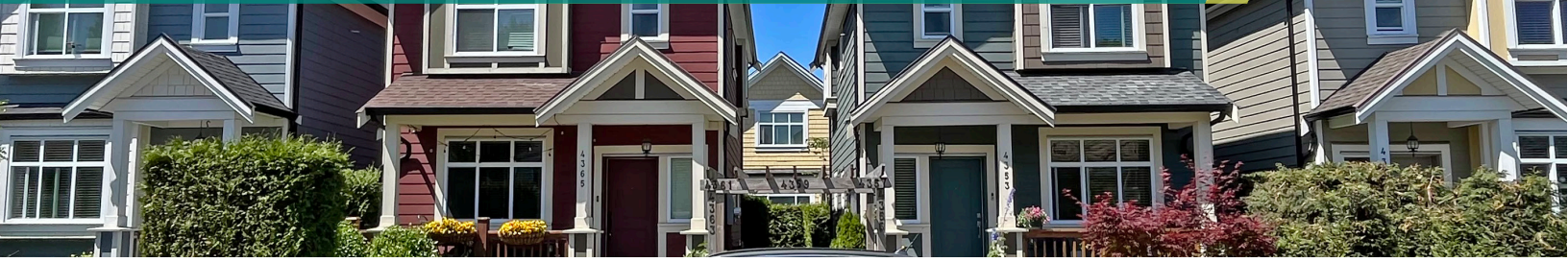


R1 Small-Scale Multi-Unit Housing District

Summary of Zoning Regulations



In response to new provincial legislation, the City of Burnaby completed a major amendment to the Burnaby Zoning Bylaw that consolidated the City's 12 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 must comply with the new legislation, the City completed a major amendment to the Burnaby Zoning Bylaw that consolidated the 12 existing R-Districts into one new R1 SSMUH District. This work was 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 previously zoned R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, and R12 have been rezoned to the new R1 SSMUH District. These lots, along with lots in the RM6 District, are 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.)
- **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 metres 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:

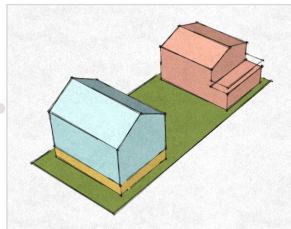
- 7 am and 7 pm, Monday to Friday
- 10 am and 6 pm on Saturdays and Sundays

The location of FTNAs can be viewed online through [BurnabyMap](#) by checking the "Frequent Transit Network Areas" layer under "Planning & Building".

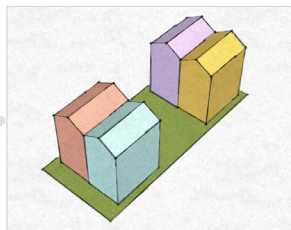
What can I build?

The 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

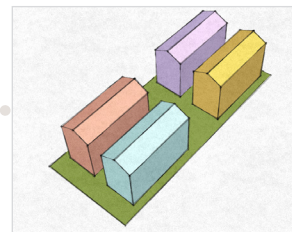


Duplex Dwellings | two sets of duplexes or one set with secondary suites

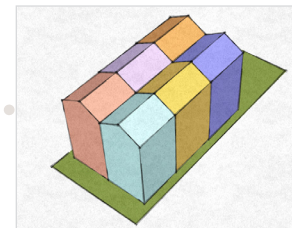


Secondary Suites: Secondary suites count towards the total number of dwelling units permitted on a lot and only one is permitted per primary dwelling unit. Secondary suites must remain registered under the same title as the primary dwelling unit within which they're contained and so cannot be stratified,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

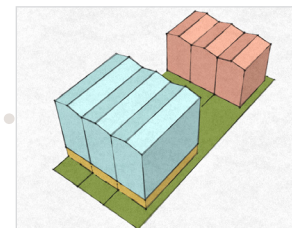
Cottage Court | multiple detached single-family dwellings on one lot



Multiplex Dwellings | 3 to 6 dwelling units in one building



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



Laneway Homes: Building forms commonly referred to as laneway homes 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.

Minimum floor area:

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

Max. building height:

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

Max. lot coverage:

- » 1-3 Units: 40%
- » 4 Units: 45%
- » 5-6 Units: 50%
- » Rowhouse Lots: 55%
- » Impervious Surfaces: 70%

Min. 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. subdivision lot width:

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

Min. building separation:

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



To Consider

Site constraints or encumbrances, such as easements, rights-of-way, environmental factors (e.g. creeks, ravines, flood plains), underground storage tanks, heritage status, and proximity to registered archeological sites, may restrict the development potential of your property.

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