



## SSMUH (R1) ZONING SUMMARY CHECKLIST

<b>PROPOSED DWELLING TYPE:</b> 1) <b>One principal building on lot.</b> Up to 4 units 2) <b>Two principal buildings on lot.</b> 5 to 6 units in FTNA 3) <b>Three or more principal buildings on lot.</b> 5 to 6 units in FTNA 4) <b>Three or more primary dwelling units in one principal building on lot.</b> 5 to 6 units in FTNA 5) Row Houses - <a href="#">R1-Zoning-Summary-Row-House</a> 6) <b>Apartment style principal building OR BCBC Part 3 principal building</b> (exceeding 3 storeys, greater than 600 m <sup>2</sup> and basement with more than one storey). 5 to 6 units in FTNA.		
<b>SITE ADDRESS:</b> _____		
<b>All construction shall comply with the current edition of Burnaby Zoning Bylaw and BC Building Code</b>		
<b>Lot within 400m of Frequent Transit Network Area (FTNA):</b> The location of FTNAs can be viewed on <a href="#">BurnabyMap</a> after checking the "Frequent Transit Network Areas" layer under "Planning & Building".		<input type="checkbox"/> <b>YES</b> <input type="checkbox"/> <b>NO</b> <i>If yes, no on-site parking required.</i>
<b>Number of Principal Building(s) on Lot:</b>	<input type="checkbox"/> <b>ONE</b> <input type="checkbox"/> <b>TWO</b> <input type="checkbox"/> <b>THREE</b> <input type="checkbox"/> <b>FOUR</b> <input type="checkbox"/> <b>FIVE</b> <input type="checkbox"/> <b>SIX</b>	
<b>Number of Primary Dwelling Units in Each Principal Building:</b>	Bldg One: _____ Bldg Two: _____ Bldg Three: _____ Bldg Four: _____ Bldg Five: _____ Bldg Six: _____	
<b>Number of Secondary Suite(s):</b> (max. one per primary dwelling unit)	Bldg One: _____ Bldg Two: _____ Bldg Three: _____	
<b>Number of Accessory Building(s):</b> (detached garage, detached carport, workshop, shed, etc.)	<input type="checkbox"/> <b>N/A</b> <input type="checkbox"/> <b>ONE</b> <input type="checkbox"/> <b>TWO</b> <input type="checkbox"/> <b>THREE</b>	
<b>Apartment Style Principal Building(s):</b>	<input type="checkbox"/> <b>YES</b> <input type="checkbox"/> <b>NO</b>	
<b>BCBC Part 3 Principal Building(s):</b>	<input type="checkbox"/> <b>YES</b> <input type="checkbox"/> <b>NO</b>	
<b>Lot Area:</b> _____ Min 281 m <sup>2</sup> (3025 sq ft)	<b>Lot Coverage:</b> _____ Refer to Zoning Bylaw Clause 101.4	<b>Number of Proposed Parking:</b> _____ Lot with 3 or more primary dwelling units, 0.5 space for each primary dwelling unit required
<b>MINIMUM SETBACKS</b>		
	<b>PERMITTED</b>	<b>PROPOSED</b>
<b>Front Yard and Flanking Street Setback</b>	<b>Minimum 3.0 m (10'0")</b>	
<b>Rear Yard Setback with Lane –</b> <b>NO</b> high voltage power line above the property line	<b>Minimum 1.2 m (4'0")</b>	
<b>Front, Rear or Side Yard Setback with Lane –</b> <b>WITH</b> high voltage power line above the property line	<b>Minimum 3.0 m (10'0")</b> as required by BC Electrical Code and BC Hydro	
<b>Rear Yard without Lane</b>	<b>Minimum 3.0 m (10'0")</b> <b>Except min. 1.2 m (4'0") for accessory buildings</b>	
<b>Interior Side Yard</b>	<b>Minimum 1.2 m (4'0")</b>	
<b>MINIMUM DISTANCE BETWEEN BUILDINGS</b>		
	<b>PERMITTED</b>	<b>PROPOSED</b>
<b>Between Front and Rear Principal Buildings</b>	<b>Minimum 6.0 m (19'9")</b>	
<b>Between Side-by-Side Principal Buildings</b>	<b>Minimum 2.4 m (8'0")</b>	
<b>Between Principal Building and Accessory Building</b> (detached garage, detached carport, workshop, shed, etc.)	<b>Minimum 2.4 m (8'0")</b>	
<b>MAXIMUM BUILDING HEIGHT</b>		
	<b>PERMITTED</b>	<b>PROPOSED</b>
<b>*Principal Building</b>	<b>Maximum 12.0 m (39'4") / 4 Storeys</b> (per Zoning Bylaw: Basement and cellar are considered a storey)	
<b>*Accessory Building</b>	<b>4.0 m (13' ½") / 1 Storey</b>	
<b>* REFER TO ZONING BYLAW SECTION 101, SMALL-SCALE MULTI-UNIT HOUSING DISTRICT (R1) AND SECTION 6 FOR ADDITIONAL REQUIREMENTS BUT NOT LIMITED TO THE FOLLOWING:</b>		
No. of dwelling units with 3 bedrooms – Zoning Bylaw Clause 101.5.1 On-site parking – Zoning Bylaw Clause 101.5.5 and 800.4 (1)(1a) Permitted projections – Zoning Bylaw Clause 101.6.1 and 6.12 Outdoor amenity space – Zoning Bylaw Clause 101.6.2 Access and fire safety – Zoning Bylaw Clause 101.6.3	Building heights - Zoning Bylaw Clause 101.7.1 Vision clearance – Zoning Bylaw Clause 6.13 Retaining walls – Zoning Bylaw Clause 6.14.1	